

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, August 24, 2016 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: David Weisbrod, Chairman
Lawrence Larson, Acting Secretary
Arthur Delmhorst
Patricia Kirkpatrick
Ken Rogozinski

ABSENT: Wayne Sullivan

The following appeals were heard:

APPEAL No. PLZE201600297

Appeal of Robert and Ethel Churchill, 10 West Crossway, Old Greenwich, CT for variances of front and street side yard setback to permit the construction of a new dwelling located in the R-20 zone.

It was unanimously RESOLVED that said appeal be granted on the following grounds:

The Board, after due consideration, finds that there is hardship due to the lot's shape combined with the deficient right of ways. Therefore, the requested variances of front and street side yard setbacks, as shown on a survey drawn by Land Surveying Services, LLC., for Coastal Construction, LLC., revised, 8/19/16, are granted from sections 6-203 and 6-205.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

APPEAL No. PLZE201600377

Appeal of 330 Railroad Avenue, LLC, 330 Railroad Avenue, Greenwich, CT for variances of allowable signage and required clearance to permit a freestanding sign on a commercial property located in the GB zone.

It was unanimously RESOLVED that said appeal be granted in part and denied in part.

The Board, after due consideration, finds that there is hardship due to orientation of the existing building on a corner lot. Therefore, the requested variance allowable signage to permit a freestanding sign is granted from section 6-164(a)(1)(B)(i).

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

Additionally, the Board finds there is no hardship articulated to justify the variance for required clearance of a freestanding sign. Therefore, that appeal is denied.

APPEAL No. PLZE201600392

Appeal of Indian Drive, LLC, 25 Ledge Road (aka, 25 Indian Drive), Old Greenwich, CT for variances of front yard, street side yard and combined side yard setback to permit additions and the raising of a dwelling located in the R-12 zone.

It was unanimously RESOLVED that said appeal be granted on the following grounds:

The Board, after due consideration, finds that there is hardship due to the lot's narrow right of way widths on 2 sides combined with its location in a flood zone. Therefore, the requested variances of front and street side yard setbacks are granted from sections 6-203 and 6-205.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

APPEAL No. PLZE201600393

Appeal of Brian Leamy, 15 Potter Drive, Old Greenwich, CT for variances of front yard setback and building height within a setback to permit additions to a dwelling located in R-7 zone.

It was unanimously RESOLVED that said appeal be granted on the following grounds:

The Board, after due consideration, finds that there is hardship due to the lot's topography combined with the deficient right of way width. Therefore, the requested variances of front yard setback and building height within a setback are granted from sections 6-141(b) 2(B) iii and 6-205.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

APPEAL No. PLZE201600394

Appeal of Baywatch Partners, LLC, 10 Fairgreen Lane, Old Greenwich, CT for a variance of front yard setback to permit additions to a dwelling located in the R-12 zone.

It was unanimously RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested variance of front yard setback to permit additions to a dwelling. Therefore, the appeal is denied.

APPEAL No. PLZE201600396

Appeal of Thomas and Nancy Ireland, 45 Patterson Avenue, Greenwich, CT for special exception approval and variances of rear and side yard setback to permit additions to an accessory cottage and the construction of a new garage on a property located in the R-20 zone.

It was unanimously RESOLVED that said appeal be granted on the following grounds:

After due consideration, the Board finds that the special exception standards as provided by sections 6-19, 6-20, and 6-94(a)(2)(A) of the Building Zone Regulations have been met. Accordingly, the special exception to permit to the construction of a new 1,034 SF accessory garage and a 615 SF addition to an existing 2,890 SF accessory cottage is granted.

Further, the Board finds there is hardship due to the location of the existing cottage which was constructed prior to zoning. Therefore, the requested variances of rear and side yard setback are granted from sections 6-203 and 6-205.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

The date of these minutes and rendition date of said decisions is September 5, 2016.

The next regular meeting is scheduled to be heard on September 14, 2016.

Lawrence Larson, Acting Secretary