A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, August 26, 2015 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
Ennala Ramcharandas
Wayne Sullivan

ABSENT: Patricia Kirkpatrick

The following appeals were heard:

APPEAL No. PLZE201500355

Appeal of Mark and Meagan Dowley, 6 Cliffdale Road, Greenwich for a variance of side yard setback to permit the construction of a new tennis court on a lot located in the RA-4 zone.
It was resolved that said appeal be granted with conditions.

After due consideration, the Board finds there is hardship due to the lot’s topography combined with the existence of ledge. Therefore, the requested variance of side yard setback is granted from sections 6-203 and 6-205 with the following conditions:

1. There will be no lighting of the court.
2. There will be no sound system installed for the court.
3. The owner shall implement the “construction staging” sequence as noted on development plan drawn for 6 Cliffdale Road, drawn by Rocco v. D'Andrea, Inc., revised 8-25-15.
4. The owner shall implement the Landscape Plan drawn for 6 Cliffdale Road, dated 8-17-15.
5. The owner shall install the proposed drainage as outlined in the Drainage Summary Report drawn by Rocco v. D’Andrea, Inc., revised 6-1-15.

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. PLZE201500376

Appeal of David Ogilvy, 417 Field Point Road, Greenwich for special exception approval to permit the construction of a new 1,310 square foot garage located in the R-20 zone.

It was RESOLVED that said appeal be denied.
The Board finds, after due consideration, the proposed development did not meet the special exception standards as stated in Sections 6-95(a)(2), 6-19 and 6-20 of the Building Zone Regulations.

Mr. Larson made a motion to deny the appeal which was seconded by Mr. Delmhorst. Messrs.’ Larson, Sullivan, Delmhorst and Weisbrod voted in favor of the motion and Mr. Ramcharandas, voted against. The appeal is therefore denied.

APPEAL No. PLZE201500438

Appeal of Karem and David Austen, 5 Sylvan Lane, Old Greenwich for variance of front yard setback to permit the construction of a new 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 there is hardship due to the deficient right of way width combined with the reduction of nonconformity. Therefore, the requested variance of front yard setback is granted from sections 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. PLZE201500443

Appeal of James Israel, 12 Rocky Point Road, Greenwich for a variance of floor area ratio to permit the removal of attic trusses from 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 floor area ratio. Accordingly, the appeal is denied.

APPEAL No. PLZE201500447

Appeal of Maria Tynan, 150 Prospect Street, Unit 12, Greenwich for a variance of side yard setback to permit the construction of a new deck on a condo building located in the GB zone.

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

The Board, after due consideration, finds there is hardship due to the high root system of the trees adjacent to the subject unit. Therefore, the requested variances of side yard setback to permit the construction of a new deck, is granted from section 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 7, 2015.

The next regular meeting is scheduled to be heard on September 9, 2015.

Lawrence Larson, Acting Secretary