MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, September 9, 2015 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Acting Chairman
Ennala Ramcharandas, Acting Secretary
Lawrence Larson
Ken Rogozinski
Wayne Sullivan

ABSENT: David Weisbrod
Arthur Delmhorst

The following appeals were heard:

APPEAL No. PLZE201500491

Appeal of Crystal and Joel Berry, 27 Woods Avenue, Greenwich, CT for a variance of rear yard setback to permit the construction of a deck on a dwelling located in the R-20 zone.

The Board, after due consideration, finds there is hardship due to the lot's shape and size. Therefore, the requested variance for rear yard setback is 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. PLZE201500492

Appeal of Karl and Julie Flakstad, 4 Waheta Road, Old Greenwich, CT for a variance of side yard setback to permit an air conditioning unit to remain in its current location on a lot located in the R-12 zone.

The Board, after due consideration, finds there is hardship due to preexisting location of the dwelling. Therefore, the requested variance for side yard setback is 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. PLZE201500493

Appeal of Joel Leon, 138 Milbank Avenue, Greenwich, CT for variances of street side yard setback and number of stories to permit the construction of a dwelling located in the R-6 zone.

The Board, after due consideration, finds there is hardship due to the lot’s shape and size as well as the reduction in nonconformities of use and setbacks. Therefore, the requested variances for street side yard setback and number of stories are granted from sections 6-203 and 6-205.

Mr. Lawrence Larson was not present for this appeal.

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. PLZE201500494

Appeal of Anthony Ruggiero, 14 Aiken Road, Greenwich, CT for a variance of required driveway within an access way on a property located in the RA-4 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 practical difficulty of relocating an existing driveway which would result in the loss of mature trees. Therefore, the requested variance of required driveway within an access way is granted from section 6-131.

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. PLZE201500496

Appeal of Tu and Zhang / Estate of Halm, 17 Livingston Place, Greenwich, CT for a variance of floor area ratio to permit a dwelling to remain on a proposed lot of insufficient size located in the R-6 zone.

It was unanimously RESOLVED that said appeal be continued at the applicants request.

The date of these minutes and rendition date of said decisions is September 21, 2015.

The next regular meeting is scheduled to be heard on September 23, 2015.

Ennala Ramcharandas, Acting Secretary