

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, September 13, 2017 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: David Weisbrod, Chairman
Arthur Delmhorst, Acting Secretary
Patricia Kirkpatrick
Ken Rogozinski
John Vecchiolla

ABSENT: Wayne Sullivan
Lawrence Larson

The following appeals were heard:

APPEAL No. PLZE201700322

Appeal of Steven and Jenny Forti, 357 Stanwich Road, Greenwich for a variance of street side yard setback to permit the construction of a new accessory garage located in the RA-2 zone.

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

After due consideration, the Board finds there is hardship due to the lot's, shape and deficient right of way width. Therefore, the requested variance of street 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 of impairment to the integrity of the regulations.

John Vecchiolla recused himself for this appeal.

APPEAL No. PLZE201700444

Appeal of Christina Delpin, 5 Ridge Road, Greenwich for a variance of side yard setback to permit the extension of a deck on a dwelling located in the R-7 zone.

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

After due consideration, the Board finds there is hardship due to the lot's, topography combined with the location of the legally nonconforming location of the existing garage. Therefore, the requested variances of side and combined 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 of impairment to the integrity of the regulations.

APPEAL No. PLZE201700449

Appeal of 636 Lake Avenue, LLC., 636 Lake Avenue, Greenwich for special exception approval to permit an indoor athletic use in excess of 1,200 square feet in a dwelling located in the RA-2 zone.

It was unanimously RESOLVED that said appeal be granted with conditions.

After due consideration, finds that the special exception standards as provided by sections 6-19, 6-20 and 6-94 (a)(8) have been met. Accordingly, the special exception to permit an indoor athletic facility 2,060 square feet in size is granted with the condition that basketball court only be used for personal purposes.

APPEAL No. PLZE201700451

Appeal of Robinsons Holdings, LLC., 76 Shore Road, Greenwich for special exception approval to permit the construction of an accessory garage on excess of 600 square feet on a property located in the R-12 zone.

It was unanimously RESOLVED that said appeal be granted with conditions.

After due consideration, finds that the special exception standards as provided by sections 6-19, 6-20 and 6-94 (a)(2) have been met. Accordingly, the special exception to permit the construction of an accessory garage 944 square feet in size is granted with the condition that substantial screening be maintained to the southeasterly and southwesterly side of the proposed garage.

APPEAL No. PLZE201700456

Appeal of 94FPC, LLC., 94 Field Point Circle, Greenwich for a variance of floor area ratio to permit the construction of a new dwelling on a property located in the RA-2 zone.

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

After due consideration, the Board finds there is hardship due to the location and size of the tree the owner wishes to save. Therefore, the requested variances of floor area ratio to permit the construction of a new dwelling 8,073 square feet in size is granted from section 6-205(a).

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

APPEAL No. PLZE201700459

Appeal of Martin and Arlene Avidan, 47 Sound View Drive, Greenwich for variances of allowable building height and permitted number of stories to permit additions to a dwelling located in the R-6 zone.

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

After due consideration, the Board finds there is hardship due to the lot's, topography. Therefore, the requested variances of allowable height and permitted number of stories 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 of impairment to the integrity of the regulations.

APPEAL No. PLZE201700462

Appeal of Timothy Palmer, Trustee, et al, 73 Willowmere Circle, Greenwich for variances of front and rear yard setbacks to permit the construction of a new dwelling and pool 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 there is hardship due to the lot's shape and deficient right of way width combined with the location of the property within the VE 16 flood zone. Therefore, the requested variances of front and rear 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 of impairment to the integrity of the regulations.

The date of these minutes and rendition date of said decisions is September 25, 2017.

The next regular meeting is scheduled to be heard on September 27, 2017.

Arthur Delmhorst, Acting Secretary