

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, September 14, 2016 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Acting Chairman
Arthur Delmhorst, Acting Secretary
Lawrence Larson
Wayne Sullivan
John Vecchiolla

ABSENT: David Weisbrod

The following appeals were heard:

APPEAL No. PLZE201600340

Appeal of Matthew Emrich & Felica Schechter Emrich, 213 Riverside Avenue, Riverside, CT for a variance of floor area ratio to permit an addition to a dwelling located in the R-12 zone.

It was unanimously RESOLVED that said appeal be left open.

APPEAL No. PLZE201600380

Appeal of 23 Eggleston, LLC and Eggleston Holdings, LLC, 29 Grimes Road, Old Greenwich alleging error in the issuance of a Zoning Permit for an accessory structure located in the R-12 zone.

It was unanimously RESOLVED that said appeal be left open.

APPEAL No. PLZE201600400

Appeal of Paul and Nanci Borde, 89 Lower Cross Road, Greenwich for a variance of front yard setback to permit the construction of a chimney on a dwelling 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 that there is hardship due to the lot's topography and shape combined with the location of wetlands. Therefore, the requested variances of front yard setback, 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.

APPEAL No. PLZE201600408

Appeal of John Stroll, 1 River Lane, Cos Cob for a variance of side yard setback to permit the placement of a generator on a property located in the 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 size combined with it being considered a through lot with no rear yard. Therefore, the requested variances of side yard setback, is granted from sections 6-203 & 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. PLZE201600434

Appeal of James Houck, 7 West Crossway, Old Greenwich for variances of require front yard setback and floor area ratio to permit the construction of a new dwelling 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 size combined with the narrow right of way width.

The Board further notes the reduction of non-conforming floor area. Therefore, the requested variances of front yard setback and floor area ratio are granted from sections 6-203 & 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 26, 2016.

The next regular meeting is scheduled to be heard on September 28, 2016.

Arthur Delmhorst, Acting Secretary