

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, September 27, 2017 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Acting Chairman  
Wayne Sullivan, Acting Secretary  
Ken Rogozinski  
Frank O'Connor  
John Vecchiolla

ABSENT: David Weisbrod  
Lawrence Larson  
Arthur Delmhorst

The following appeals were heard:

**APPEAL No. PLZE201700474**

Appeal of Lafayette Management, LLC, 54-56 Lafayette Place Greenwich for a variance of side yard setback to permit an existing access ramp to remain on a property located in the R-MF 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 design of the existing building combined with the practical difficulty of retrofitting an existing building for ADA compliance. Therefore, the requested variances of rear and side yard setback are granted from section 6-205a.

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. PLZE201700477**

Appeal of Christopher & Shanna Jennings, 248 Stanwich Road, Greenwich for a variance of rear yard setback to permit an addition on a dwelling located in the RA-1 zone.

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

After due consideration, the Board finds there is hardship due to the existence of wetlands and ledge. Therefore, the requested variance of rear yard setback is granted from section 6-205 with the condition that white pine screening be installed and maintained in the northwest corner of the parcel.

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. PLZE201700291**

Appeal of Flouty Family Limited Partnership, 38 Talbot Lane, Greenwich for a variance of front yard setback to permit the construction of a new two family dwelling located in the R-6 zone.

This item was left open.

**APPEAL No. PLZE201700297**

Appeal of Fisk Management, LLC, 63 Church Street, Greenwich for variances of lot coverage, FAR, required parking, building coverage, required garage space, side, rear and front yard setbacks to permit the conversion of existing office to multi-family residence 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 lots size and the location of the existing buildings on the lot. The Board notes the reduction of nonconformities in granting the variances. Therefore, the requested variances lot coverage, FAR, required parking, building coverage, required garage space, side, rear and front yard setbacks are granted from section 6-98, 6-155, 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. PLZE201700482**

Appeal of Miller Partners 321, LLC, 321 West Putnam Avenue, Greenwich for special exception approval to permit the use of the basement as an automotive detailing facility in an Auto Dealership building located in the GB 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 6-100 of the Building Zone Regulations have been met. Accordingly, the special exception to permit the use of the basement as an automotive detailing facility in an Auto Dealership is granted.

**APPEAL No. PLZE201700494**

Appeal of Dean and Jonna Bell, 19 Ritch Avenue, Greenwich for a variance of front yard setback to permit the addition of a porch on a dwelling located in the R-6 zone.

It was unanimously resolved that said appeal be continued at the applicant's request.

**APPEAL No. PLZE201700503**

Appeal of 40 Strickland Road, LLC, 40 Strickland Road, Greenwich for a variance of allowable building height to permit an addition to 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 lots topography and the location of the existing dwelling on the lot within a flood zone. Therefore, the requested variance of allowable building height within a setback is granted from section 6-141 (b)(2)(B).

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 October 9, 2017.

The next regular meeting is scheduled to be heard on October 11, 2017.

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Wayne Sullivan, Acting Secretary