

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, September 28, 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
Wayne Sullivan
Ken Rogozinski
John Vecchiolla

ABSENT: David Weisbrod
Lawrence Larson

The following appeals were heard:

APPEAL No. PLZE201600436

Appeal of Elizabeth and James Lindstrom, 145 Pecksland Road, Greenwich for a variance of side yard setback to permit the placement of a generator on a property located in the RA-1 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 the existence of ledge. Therefore, the requested variance 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. PLZE201600437

Appeal of Steven and May Wan Evers Deciccio, 21 Cove Road, Greenwich, for variances of front yard setback and floor area ratio to permit additions and alterations on a dwelling located in the R-20 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 location of the dwelling on the lot, having been constructed prior to current zoning, the deficient street right of way widths for both adjoining streets and the lot's size. Therefore, the requested variances of front yard setback and floor arear 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.

APPEAL No. PLZE201600440

Appeal of Jason and Norma Belvis, 178 Weaver Street, Greenwich for a variance of combined side yard setback to permit the addition of a chimney and the extension of a covered porch on a dwelling located in the RA-1 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 lot's topography, shape and size. Therefore, the requested variance of combined side yard setback is from sections 6-203 & 6-205.

Additionally, the Board voted unanimously to include the side yard setback variance for the proposed chimney.

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. PLZE201600441

Appeal of 245-250, LLC, 245 Milbank Avenue, Greenwich for a variance of lot area to permit the conversion of a 2 family into a 3 family dwelling located in the R-6 zone.

It was RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested variance of lot area to permit the conversion of a 2 family into a 3 family dwelling. Therefore, the appeal is denied.

Ms. Kirkpatrick made a motion to approve the appeal which was seconded by Mr. Rogozinski. Messrs. Rogozinski, Delmhorst and Ms. Kirkpatrick voted in favor of the motion. Mr. Sullivan voted against the motion.

Mr. Vecchiolla abstained from voting.

APPEAL No. PLZE201600431

Appeal of The Whitby School Incorporated, 7 Mary Lane aka 969 Lake Avenue, Greenwich for special exception to permit the consolidation of 7 Mary Lane with the school's main campus located in the RA-4 zone.

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

APPEAL No. PLZE201600463

Appeal of Juniper Capital Advisors, LLC, 4 Waterfall Lane, Cos Cob for a 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 continued at the applicant's request.

The date of these minutes and rendition date of said decisions is October 10, 2016.

The next regular meeting is scheduled to be heard on October 5, 2016.

Arthur Delmhorst, Acting Secretary