

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, October 5, 2016 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  
Wayne Sullivan  
John Vecchiolla

ABSENT: Lawrence Larson

The following appeals were heard:

**APPEAL No. PLZE201600340**

Appeal of Matthew Emrich & Felica Schecter 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.

This application was withdrawn by the applicant.

**APPEAL No. PLZE201600380**

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

This application was withdrawn by the applicant.

**APPEAL No. PLZE201600431**

Appeal of The Whitby School Incorporated, 7 Merry Lane, aka 0, 985, 969 and 989 Lake Avenue, Greenwich, CT for special exception to permit the consolidation of 7 Merry Lane, aka, 0, 985, 969 and 989 Lake Avenue, with the school's main campus located at 969 Lake Avenue in the RA-4 zone.

It was RESOLVED that said appeal be granted with conditions.

After due consideration, the Board finds that the special exception standards as provided by Sections 6-19, 6-20 and 6-94(a)(5) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the consolidation of 7 Merry Lane, aka, 0, 985, 969 and 989 Lake Avenue, with the school's main campus located at 969 Lake Avenue is granted with the condition that the 5.35-acre parcel formerly known as 7 Merry Lane, aka, 0, 985, 969, and 989 Lake Avenue, only be used for residential purposes and that none of the vehicles entering the school's campus are to use Merry lane unless it is to access the former 7 Merry Lane for residential purposes.

**APPEAL No. PLZE201600463**

Appeal of Juniper Capital Advisors, LLC, 4 Waterfall Lane, Cos Cob, CT for variances of front and side yard setbacks to permit the construction of a new dwelling located in the R-12.

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

**APPEAL No. PLZE201600479**

Appeal of Pamela and Mark Emma, 125 Hillcrest Park Road, Cos Cob, CT for variances of front and rear yard setbacks to permit the construction of a new dwelling located in the R-12.

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 17, 2016.

The next regular meeting is scheduled to be heard on October 26, 2016.

Arthur Delmhorst, Acting Secretary