

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, October 11, 2017 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. PLZE201700529

Appeal of Winnetka Partners, LLC, 52 John Street, Greenwich for a variance of required paved or gravel way within an access-way to permit a paved way outside the access way of a rear lot located in the RA-4 zone.

It was unanimously RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested variance of required paved or gravel way within an access-way to permit a paved way outside the access way. Accordingly, the appeal is denied.

APPEAL No. PLZE201700551

Appeal of Mike Jackson and Robin Vieira, 47 Cognewaugh Road, Greenwich for variances of allowable height within a setback, front and rear yard setback to permit additions on a dwelling located in the R-12 zone.

It was unanimously RESOLVED that said appeal be granted in part and denied in part.

After due consideration, the Board finds there is hardship due to the lot's shape and deficient right of ways on a through lot. Therefore, the requested variances of allowable height to permit a vertical addition not to exceed 29 feet within a setback and rear yard setback are granted.

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

Additionally, the Board finds that there is no hardship articulated to permit the variances of front yard setback for the proposed front entry. Accordingly, the appeal is denied.

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

Mr. Delmhorst made a motion to approve the appeal of allowable height and rear yard setback but not for front yard setback which was seconded by Ms. Kirkpatrick. Messrs. Sullivan, Rogozinski, Delmhorst and Ms. Kirkpatrick voted in favor of the motion.

John Vecchiolla recused himself for this appeal.

The date of these minutes and rendition date of said decisions is October 23, 2017.

The next regular meeting is scheduled to be heard on October 25, 2017.

Arthur Delmhorst, Acting Secretary