MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, October 14, 2015 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT:  David Weisbrod, Chairman
           Arthur Delmhorst, Acting Secretary
           Lawrence Larson
           Patricia Kirkpatrick
           Wayne Sullivan

ABSENT:  Ennala Ramcharandas

The following appeals were heard:

**APPEAL No. PLZE201500523**

Appeal of Saima Qamar, 19 Division Street, Greenwich for a variance of front yard setback to permit the placement of a patio in the front yard of a property located in the R-6 zone.

It was unanimously RESOLVED that said appeal be **denied** on the following grounds:

After due consideration, the Board finds there was no hardship articulated to justify the variance for front yard setback. Therefore, the appeal is denied.

Larry Larson recused himself for this appeal.

**APPEAL No. PLZE201500524**

Appeal of Fraser Owen-Smith, 1034 Lake Avenue, Greenwich for variances of floor area ratio and required lot shape to permit the construction of a new dwelling located in the RA-4 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 lot's shape combined with the size. Therefore, the requested variances of floor area ratio and lot shape, to permit the construction of a dwelling up to 4,400 square feet, are granted from sections 6-131(a)(5), 6-203 and 6-205.

**APPEAL No. PLZE201500525**

Appeal of Atwater 1 Tower Lane, LLC, 1 Tower Lane, Old Greenwich for a variance of street side yard setback to permit the construction of a dwelling located in the R-12 zone.

It was unanimously RESOLVED that said appeal be **continued** at the applicants request.
APPEAL No. PLZE20100526

Appeal of DFTJV, LLC, 531 Indian Field Road, Greenwich for a variance of allowable use to permit the construction of accessory structures on a lot without a primary structure located in the RA-2 zone.

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

After due consideration, the Board finds there is hardship due to primary parcel being an island which is located in the flood zone Therefore, the requested variance of allowable use to permit the construction of accessory structures on a lot without a primary structure are granted from sections 6-147(b) with the condition that an easement be filed, prior to zoning permit, allowing access to the generator and transformer for maintenance purposes.

APPEAL No. PLZE201500533

Appeal of Robert and Jennifer Sargeant, 21 Woods Avenue, Greenwich for a variance of side yard and combined side yard setback to permit additions to a dwelling located in the R-20 zone.

It was unanimously RESOLVED that said appeal be denied on the following grounds:

After due consideration, the Board finds there was no hardship articulated to justify the variance for side yard setback. Therefore, the appeal is denied.

APPEAL No. PLZE201500538

Appeal of Oliver Repenning, 16 Hearthstone Drive, Riverside for a variance of side yard setbacks to permit the placement of a generator located in the R-12 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 lot’s shape. Therefore, the requested variance of side and combined side yard setbacks are granted from section 6-205.

The date of these minutes and rendition date of said decisions is October 26, 2015.

The next regular meeting is scheduled to be heard on October 28, 2015.

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Arthur Delmhorst, Acting Secretary