MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, October 25, 2017 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
             Frank O'Connor

ABSENT:       Lawrence Larson

The following appeals were heard:

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 granted on the following grounds:

After due consideration, the Board finds there is hardship due to the lot's topography. Therefore, the requested variance of front yard setback is granted.

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. PLZE201700566

Appeal of 40 Strickland Road, LLC, 40 Strickland Road, Greenwich for a variance of rear yard setback to permit the addition of a balcony 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 rear yard setback is granted from section 6-205(a).

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. PLZE201700567

Appeal of Dean and Robert Lockhart, 56 Richmond Drive, Greenwich for a variance of side yard setback to permit the construction of a new detached garage on a lot located in the R-7 zone.

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

After due consideration, the Board finds there is hardship due to the lot’s size and the location of the existing dwelling on the lot. Therefore, the requested variance of side yard setback is granted from section 6-205(a).

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

Mr. Delmhorst made a motion to approve the variance which was seconded by Mr. O’Connor. Messrs. Delmhorst, Weisbrod, O’Connor and Sullivan voted in favor of the motion. Ms. Kirkpatrick voted against.

APPEAL No. PLZE201700580

Appeal of Barry and Helena Parkin, 33 Twin Lakes Lane, Riverside for a variance of floor area ratio to permit the construction of a new dwelling and detached garage on a lot located in the RA-1 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 lot’s shape and the location of the existing dwelling on the lot within a flood zone. Therefore, the requested variance of floor area ratio is granted from sections 6-203, 6-205 and 6-131 (a)(5).

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. PLZE201700581

Appeal of 131 Old Mill, LLC, 0 & 131 Old Mill Road, Greenwich for variances of side yard setback, accessory building height, allowable accessory residence and special exception approval permit the construction of a new barn/stable, riding arena and shed/muck building as well as the keeping of 14 horses on a lot located in the RA-4 zone.

It was unanimously RESOLVED that said appeal be granted in part with conditions and denied in part on the following grounds:

After due consideration, the Board finds there is hardship due to the required clear span of the riding arena to permit the variance of required height and practical difficulty of being required to construct a separate structure to house a second domestic employee. Therefore, the requested variances of accessory structure height and allowable number of accessory residences in one building to permit two domestic employee residences in the rear of the riding arena is granted from sections 6-144(a) and 6-146(a).

The Board finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.
The Board further finds that the special exception standards as provided by sections 6-19, 6-20, 6-95(a)(2)(A) and 6-94 (a)(8) have been met. Accordingly, the special exception to permit the keeping of 14 horses, construction of an indoor riding arena 8,004 SF in size and a stable/barn 8,508 SF in size and shed 1,819 in size is granted with the following conditions:

1. There be no exterior lighting of the facilities except for safety lighting.
2. Dust free material shall be maintained in the arena.
3. The proposed Landscape Plan drawn by, Janice Parker Architects, dated, 10/12/17 implemented and maintained.
4. The “Plan for Horse Farm Management” done for 131 Old Mill Road- The Sternlicht family be implemented.
5. The Horse Management Plan be amended to include insect control.
6. The use of the facilities be limited to family members.

Additionally, the Board finds there was not hardship articulated to justify the granting of a variance for side yard setback. Therefore, the appeal for side yard setback variance is denied.

**APPEAL No. PLZE201700582**

Appeal of Barry and Silver Gwen II, LLC, 60 Oak Ridge Street, Greenwich for a variance of side yard setback to permit a wall to remain on a lot located in the R-6 zone.

It was unanimously RESOLVED that said appeal be granted with conditions

After due consideration, the Board finds there is hardship due to the lots topography Therefore, the requested variance of side yard setback is granted from sections 6-203 and 6-205 with the condition that landscaping bed be extended to the corner of the wall.

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. PLZE201700399**

Appeal of Marco Andres Buscaglia & Sofia Maria Canale-Buscaglia, 30 Crescent Road, Riverside for a variance of required frontage to permit the division of one lot into two lots located in the in the R-12 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 required frontage. Accordingly, the appeal is denied.

Ms. Kirkpatrick made a motion to deny the variance which was seconded by Mr. Delmhorst. Messrs. Delmhorst, O’Connor, Sullivan and Ms. Kirkpatrick voted in favor of the motion. Mr. Weisbrod voted against.

The date of these minutes and rendition date of said decisions is November 6, 2017.

The next regular meeting is scheduled to be heard on November 8, 2017.

Arthur Delmhorst, Acting Secretary