

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, October 26, 2016 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT:                 David Weisbrod, Chairman  
                              Lawrence Larson, Acting Secretary  
                              Arthur Delmhorst  
                              Patricia Kirkpatrick  
                              Ken Rogozinski

The following appeals were heard:

**APPEAL No. PLZE201600463**

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

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

After due consideration, the Board finds there is hardship due to the existence of ledge and wetlands on the lot as well as the topography of the lot. Therefore, the requested variances of front and side yard setbacks are granted from sections 6-203 and 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.

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

**APPEAL No. PLZE201600479**

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

It was RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested variances of front and rear yard setbacks. Accordingly, the appeal is denied.

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

Mr. Rogozinski made a motion to approve the variance which was seconded by Mr. Weisbrod. Messrs. Rogozinski and Mr. Weisbrod voted in favor of the motion. Messrs. Larson, Delmhorst and Ms. Kirkpatrick voted against the motion, having failed to receive four affirmative votes the motion does not pass and the appeal is denied.

#### **APPEAL No. PLZE201600424**

Appeal of The town of Greenwich, owner, Bruce Museum Inc., applicant, 1 Museum Drive, Greenwich for variances of building height, number of stories and special exception approval to permit an addition to an existing museum structure 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 topography of the lot and the height of the existing building to which the addition will be attached. Therefore, the requested variances of building height and number of stories to permit an addition to the existing museum structure, as shown on architectural plans titled, The Bruce Museum, revised July 27<sup>th</sup>, 2016, are granted from sections 6-203(c) and 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.

Additionally, the Board finds that the special exception standards as provided by Sections 6-19, 6-20 and 6-203(c) of the Building Zone Regulations have been met. Accordingly, the special exception to permit an addition 37' 8 & 1/2" in height, as shown on architectural plans titled, The Bruce Museum, revised July 27<sup>th</sup>, 2016, is granted.

#### **APPEAL No. PLZE201600486**

Appeal of High Tower Trading, LLC., 1275 King Street, Greenwich for modification of conditions placed on previous variance for use to allow for an increased employee count of 195 at a commercial office building located in the RA-4 zone.

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

After due consideration, the Board finds that the increase to allow for 195 employees can be granted without detriment to the public welfare or impairment to the integrity of the regulations. Therefore, the modification of the condition attached to appeal number 6406, to allow for 195 employees, is granted.

Ms. Kirkpatrick made a motion to approve the variance which was seconded Mr. Rogozinski. Messrs. Rogozinski, Weisbrod, Delmhorst and Ms. Kirkpatrick voted in favor of the motion. Mr. Larson voted against the motion. Having received 4 affirmative votes, the appeal is granted.

**The date of these minutes and rendition date of said decisions is November 7, 2016.**

**The next regular meeting is scheduled to be heard on November 9, 2016.**

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Lawrence Larson, Acting Secretary