MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, October 28, 2015 at 8:00 P. M. in the Mazza Room, pursuant to due notice.

PRESENT:     David Weisbrod, Chairman
              Lawrence Larson, Acting Secretary
              Arthur Delmhorst
              Patricia Kirkpatrick
              Ennala Ramcharandas

The following appeals were heard:

APPEAL No. PLZE201500375

Appeal of Calogera Longo, 301 Davis Avenue, Greenwich for variances of lot coverage, lot area vs. permitted number of units, front rear and side yard setbacks to permit the construction of 3 residential units in 2 separate buildings located in the proposed R-6 zone.

It was unanimously RESOLVED that said appeal be denied.

After due consideration, Board finds that there was no hardship articulated to justify the requested variances of lot coverage, lot area vs. permitted number of units, front rear and side yard setbacks. The appeal is therefore denied.

APPEAL No. PLZE201500545

Appeal of Kathryn Z. Cerussi, 3 Cove Ridge Lane, Old Greenwich for a variance of front yard setback to permit the extension of a front porch on a dwelling 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 the lot's size combined with the uniqueness of the parcel being divided by a roadway. Therefore, the requested variance of front yard setback is 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.

APPEAL No. PLZE201500567

Appeal of Mark and Jodi Sattler, 86 Lower Cross Road, Greenwich for variances of front, rear and side yard setbacks to permit additions and alterations to a dwelling located in the RA-4 zone.

It was unanimously RESOLVED that said appeal be denied.

After due consideration, Board finds that there was no hardship articulated to justify the requested variances of front rear and side yard setback. The appeal is therefore denied.
APPEAL No. PLZE201500568

Appeal of Dennis T. D’Antonio, 7 Lismore Lane, Greenwich for a variance of front yard setback to permit the construction of a new garage on a lot 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 the lots shape and the existence of wetlands. Therefore, the requested variance of front yard setback is granted from sections 6-203 and 6-205 with the condition that the owner maintain the existing screening which prevents the garage from being visible from the street.

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. PLZE201500578

Appeal of William and Nancy O’Neill, 1 Center Road, Old Greenwich for a variance of street side yard setback to permit the addition of a covered entry on 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 lot’s shape combined with the location of the existing dwelling. Therefore, the requested variance of street side yard setback is granted from sections 6-128, 6-132, 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.

APPEAL No. PLZE201500581

Appeal of Adam Farstrup & Cori Sanogueira, 11 Shore Acre Drive, Greenwich for a variance of floor area ratio to permit the construction of a new dwelling located in the R-12 zone.

It was unanimously RESOLVED that said appeal be continued at the applicants request.

The date of these minutes and rendition date of said decisions is November 9, 2015.

The next regular meeting is scheduled to be heard on November 18, 2015.

Lawrence Larson, Acting Secretary