

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, November 8, 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
Ken Rogozinski

ABSENT: Lawrence Larson

The following appeals were heard:

APPEAL No. PLZE201700591

Appeal of Michael Grunberg, 82 Buckfield Lane, Greenwich for a variance of floor area ratio to permit the enclosure of a car port on a dwelling located in the RA-4 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 floor area ratio. Accordingly, the appeal is denied.

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

APPEAL No. PLZE201700610

Appeal of 189 CT Ave, LLC, 189 Connecticut Avenue, Greenwich for variances of front and side yard setback to permit an addition to a dwelling located in the R-6 zone.

It was RESOLVED that said appeal be granted.

After due consideration, the Board finds there is hardship due to the lot's size combined with the narrow right of way widths. Therefore, the requested variances of front and side yard setbacks 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.

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

APPEAL No. PLZE201700617

Appeal of The St. Agnes Roman Catholic Church, 247 Stanwich Road, Greenwich for special exception approval to permit the construction of a new ground mounted solar array, new site lighting and the placement of a new generator at a Church property located in the RA-2 zone.

It was unanimously resolved that said appeal be continued at the applicant's request.

APPEAL No. PLZE201700618

Appeal of Samantha Conklin Moro, 195 Overlook Drive, Greenwich for a variance of side yard setbacks to permit an addition to a dwelling located in the R-12 zone.

It was unanimously RESOLVED that said appeal be granted.

After due consideration, the Board finds there is hardship due to the location of the existing dwellings location which was constructed prior to Zoning. Therefore, the requested variance of side yard setbacks is 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.

APPEAL No. PLZE201700619

Appeal of Tamarack Country Club, 55 Locust Road, Greenwich for special exception approval to permit interior alterations to the existing building and alterations to the existing patio areas at a private club 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 that the special exception standards as provided by sections 6-19, 6-20 and 6-94(a)(2) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the enclosure of 2 open air patio areas and renovation of interior areas, as shown on Architectural plans drawn by Kenneth R. Nadler, LLC., for Tamarack Country Club, dated 09/01/17, for use as a children's play area, expanded pro shop and gym is granted.

APPEAL No. PLZE201700622

Appeal of Mike Jackson and Robin Vieira, 47 Cognewaugh Road, Greenwich for a variance of front yard setback to permit an addition to a dwelling located in the R-12 zone.

This application was withdrawn by the applicant.

The date of these minutes and rendition date of said decisions is November 20, 2017.

The next regular meeting is scheduled to be heard on December 6, 2017.

Arthur Delmhorst, Acting Secretary