

## MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, November 9, 2016 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

The following appeals were heard:

**APPEAL No. PLZE201600492**

Appeal of 170 Mason, LLC, 170 Mason Street, Greenwich for variances of allowable signage and required clearance to permit a freestanding sign on a commercial property located in the CGB zone.

It was unanimously RESOLVED that said appeal be granted in part with conditions and denied in part.

The Board, after due consideration, finds that there is hardship due to the location and age of the existing building. Therefore, the requested variance allowable signage to permit a freestanding sign is granted from section 6-164(a)(1)(B)(i) with the condition that the sign be no more than 6 feet in width, comply with section 6-167 (a) regarding height and clearance and that the hedges surrounding the sign be maintained to a height of no more than 4 feet.

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 there is no hardship articulated to justify the variance for required clearance of a freestanding sign. Therefore, that appeal is denied.

**APPEAL No. PLZE201600510**

Appeal of Sarah Badger Brown, 2 Pinetum Lane, Cos Cob for a variance of front yard setback to permit the construction of a front porch on a dwelling located in the RA-1

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

The Board, after due consideration, finds that there is hardship due to the location of the septic system, the lot's shape and the existence of wetlands. Therefore, the requested variance of front yard setback, is granted from sections 6-203 & 6-205.

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

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. PLZE201600511**

Appeal of Ryan and Jessica Clifford, 312 Sound Beach Avenue, Old Greenwich for a variance of floor area ratio to permit the addition of dormers on a dwelling located in the R-12 zone.

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

The Board, after due consideration, finds that there is hardship due to the age of the dwelling combined with the head height of the existing basement. Therefore, the requested variance of floor area ratio to permit a total area of 3,224 square feet, is granted from sections 6-203 & 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. PLZE201600512**

Appeal of CV and Connie Ramachandran, 183 Shore Road, Greenwich for a variance of side yard setback to permit the placement of a generator on a property located in the R-12 zone.

This application was WITHDRAWN by the applicant.

**APPEAL No. PLZE201600524**

Appeal of Robert Hurst and Chiang Chia-Yin, 36 Le Grande Avenue, Greenwich for variances of front and side yard setback to permit the construction of a carport/enclosed storage area on a property located in the R-6.

It was unanimously RESOLVED that said appeal be continued.

**APPEAL No. PLZE201600534**

Appeal of Bruce Beaty and Eddy Anne, 40 Patterson Avenue, Greenwich for a variance of required side yard setback to permit an Elderly Accessory Apartment in an existing dwelling located in the R-20 zone.

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

The Board, after due consideration, finds that there is hardship due to the location of the existing structure. Therefore, the requested variance of side yard setback, to permit an elderly conversion within an existing dwelling, is granted from sections 6-99 (a) 2.

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. PLZE201600541**

Appeal of Gudmundor and Margaret Kjaernested, 332 Field Point Road, Greenwich for a variance of rear yard to permit the placement of 4 air conditioning units on a property located in the R-20 zone

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

The Board, after due consideration, finds that there is hardship due to the location and lot's shape. Therefore, the requested variance of rear yard setback, to permit the placement of 4 air conditioning units, is granted from sections 6-128 (e), 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. PLZE201600548**

Appeal of Samuel F. Bridge, et al, 437 North Street, Greenwich for modification of special exception approval number 2700, to allow for Sunday sales at a commercial nursery/ greenhouse located in the RA-1 zone.

It was RESOLVED that said appeal be denied.

After due consideration, the Board found that the special exception standards of sections. 6-19, 6-20 and 6-94 (a)(3) have not been met. Accordingly, the appeal is denied.

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

The date of these minutes and rendition date of said decisions is November 21, 2016.

The next regular meeting is scheduled to be heard on December 14, 2016.

Arthur Delmhorst, Acting Secretary