

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, December 14, 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
John Vecchiolla

ABSENT: Wayne Sullivan

The following appeals were heard:

APPEAL No. PLZE201600546

Appeal of Thomas and Sarah Toepke, 141 Cat Rock Road, Greenwich for a variance of side yard setback to permit the construction of a covered porch on a dwelling located in the RA-2 zone.

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 lot's shape, topography and the existence of wetlands. Therefore, the requested variance of side 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. Vecchiolla, 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. PLZE201600292

Appeal of Adrian Owles and Mary Mcniff, 27 Nawthorne Road, Old Greenwich for variances of required side yard and combined side yard setbacks to permit the construction of a new dwelling located in the R-12 zone.

It was unanimously RESOLVED that said appeal be continued.

APPEAL No. PLZE201600549

Appeal of Zachary Martinez & Konittekock Wood Tax District, 3 Konittekock Road, Greenwich for variances of required setbacks and allowable obstructions within an intersection to permit the placement of security camera equipment within the right of way 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 a practical difficulty to site a utility structure to house mechanical equipment for security purposes away from the entry of a private right of way. Additionally, the Board finds there is hardship in that the regulations do not address the need for private security structures in a residential zone. Therefore, the variances of required setbacks and allowable obstructions within an intersection to permit the placement of security camera equipment within the right of way are granted from sections 6-205 (a) and 6-126 with the condition that prior to the issuance of a zoning permit, the applicant provide certification that the proposed structures comply with the Town's sight line requirements.

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. PLZE201600377

Appeal of 330 Railroad Avenue, LLC, 330 Railroad Avenue, Greenwich for variances of front and street side yard setbacks to permit the placement of an electrical transformer on a commercial property located in the GB zone.

It was unanimously RESOLVED that said appeal be granted with conditions.

After due consideration, the Board finds there is hardship due to the location of the lot being bordered by 3 streets and the location of the existing underground utilities. Therefore, the variances of front and street side yard setbacks are granted from sections 6-203, 2-205 and 6-128 with the condition that the equipment be screened with plants no higher than the equipment installed and that applicant provide certification that the proposed structures comply with the Town's sight line requirements.

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. PLZE201600554

Appeal of West Putnam Realty, LLC, 261 West Putnam Avenue, Greenwich for a variance of floor area ratio to permit the construction of a new interior parts deck at a commercial building located in the GB 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 floor area ratio, to permit an 1,881 square foot parts deck to be constructed within the footprint of the existing building 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. PLZE201600566

Appeal of Nicholas and Tammy Kiratsous, 9 Sawmill Lane, Greenwich for a variance of required lot shape to permit the construction of an addition to a dwelling located in the RA-1 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 required lot shape is granted from sections 6-131(a), 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. 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 zone.

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 lot's topography and the deficient right of way width to permit the construction of a carport/enclosed storage area 6 feet of the front lot line and as close as 0.3 feet from the side lot line. Therefore, the requested variances of front and side yard setback, is granted from sections 6-203 & 6-205.

Mr. Vecchiolla made a motion to approve the variance which was seconded by Mr. Larson Messrs. Vecchiolla, 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.

The date of these minutes and rendition date of said decisions is December 26, 2016.

The next regular meeting is scheduled to be heard on January 11, 2017.

Lawrence Larson, Acting Secretary