

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, May 9, 2018 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Arthur Delmhorst, Secretary
Wayne Sullivan
Ken Rogozinski
John Vecchiolla

The following appeals were heard:

APPEAL No. PLZE201800073

Appeal of Rockhill Real Estate VII, LP, 300 West Putnam Avenue, Greenwich for variances of building coverage, front, side and street side yard setback as well as special exception approval to permit the construction of a new building for use as an automotive dealership on a lot located in the GB zone.

It was 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 6-100 of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new building for use as an automotive dealership is granted.

Additionally, the Board finds there is hardship due to the lot's size and location of the existing building on a corner lot. Therefore, the requested variances of building coverage, front, side and street side yard setback are granted from sections 6-129, 6-132 (c) 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. Vecchiolla made a motion to approve the appeal which was seconded by Mr. Delmhorst. Messrs. Delmhorst, Vecchiolla, Rogozinski and Ms. Kirkpatrick voted in favor of the motion. Mr. Sullivan voted against.

APPEAL No. PLZE201800096

Appeal of Adam Sokolik, 29 Orchard Place, Greenwich for a variance of front yard setback to permit the addition of a new portico on an existing dwelling located in the R-6 zone.

It was unanimously RESOLVED that said appeal be denied.

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

APPEAL No. PLZE201800098

Appeal of Blake and Teresa Delany, 8 Loughlin Avenue, Cos Cob for a variance of rear yard setbacks to permit an existing patio to remain on a lot located in the R-7 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 practical difficulty of removing a section of poured concrete patio. Therefore, the requested variance of rear yard setback is granted from sections 6-203 & 6-205 and 6-128.

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. PLZE201800133

Appeal of 672 Steamboat, LLC, 672 Steamboat Road, Greenwich for variances of floor area ratio, allowable stories and building height to permit the construction of a new dwelling located in the R-6 zone.

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 floor area ratio, allowable stories and building height. Accordingly, the appeal is denied.

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

APPEAL No. PLZE201800134

Appeal of Nikola and Teresa Galluccio, 8 Mayo Avenue, Greenwich for a variance of floor area ratio, to permit an addition to a dwelling located in the RA-1 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 prior up zoning and location on a private road. Therefore, the requested variance of floor area ratio is granted from sections 6-203 and 6-205.

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

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. PLZE201800135

Appeal of Nicola and Michael Barry, 10 Cove View Lane, Old Greenwich for variances of front and rear yard setback to permit the construction of a new deck and covered porch 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 lot's size combined with its location in a flood zone. Therefore, the requested variances of front and rear yard setback are granted from sections 6-203 & 6-205 and 6-128.

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. PLZE201800144

Appeal of Molly and Eric Campinell, 34 Spruce Street, Riverside for variances of front yard setback to permit the addition of a chimney 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 lot's shape combined with the location of the existing dwelling. Therefore, the requested variance of front yard setback is granted from sections 6-203 & 6-205 and 6-128.

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 May 21, 2018.

The next regular meeting is scheduled to be heard on May 23, 2018.

Arthur Delmhorst, Secretary