

## MINUTES

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, September 9<sup>th</sup>, 2009 at 8:00 P. M. in the Joseph Cone Meeting Room, 2<sup>nd</sup> Floor Town Hall, pursuant to due notice.

PRESENT: Donald Kiefer, Chairman,  
Patricia Kirkpatrick, Acting Secretary,  
Arthur Delmhorst,

ALTERNATE: Serle Mosoff and Lawrence Larson,

ABSENT: Robert Coulson and David Weisbrod,

The following appeals were heard:

### **APPEAL No. 9701.**

Appeal of Aquarion Water Co. 10 Dekraft Road, Greenwich, for special exception approval and variances of required yards, floor area ratio and fence/wall height to permit a new chemical storage building and to raze and rebuild an existing clearwell at a public utility in the RA-2 zone.

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

### **APPEAL No. 9702.**

Appeal of Estate of Robert Button, 7 Sylvan Lane, Old Greenwich, for variance of required front yard to permit a dwelling in the R-12 zone.

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

**APPEAL No. 9703.**

Appeal of Karen Morstad, 20 Ridge Street, Greenwich, for variance of accessory use to permit a business to operate at a dwelling in the R-6 zone.

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

**APPEAL No. 9704.**

Appeal of Douglas Garofalo and Janet Caswell, 20 Verona Drive, Riverside, for variance of required combined side yards, side yard and front yard to permit alterations and additions to a dwelling 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 lot shape and the location of the existing dwelling on the property, having been constructed in 1949, prior to current zoning regulations. The Board notes that this application comes with the support of the neighbors and there was an error on the original survey. The requested variances of combined side yard, side yard and required front yard are, therefore, granted from Sections 6-203 & 6-205 of the Building Zone Regulations.

The Board further finds that this relief is consistent with the Town's Plan of Conservation and Development and can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

**APPEAL No. 9705.**

Appeal of Saw Mill River Road Co., LLC 343 Greenwich Avenue, Greenwich, for variance of separation distance to permit a liquor license at a commercial building in the CGBR zone.

This appeal was withdrawn by the applicant.

**APPEAL No. 9706.**

Appeal of Pamela and William Wurst, 333 Cognewaugh Road, Cos Cob, for variances of required front and side yards to permit alterations and additions to an accessory structure in the RA-2 zone.

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

The Board further finds that this relief is consistent with the Town's Plan of Conservation and Development and 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 September 21, 2009.**

**The next regular meeting is scheduled to be heard on September 23, 2009.**

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Patrick Kirkpatrick, Acting Secretary