

1. Public Notice 1/8/20

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Attention: - Greenwich Times

Advertise 1 time **12/27/19** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **1/1/20** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

## **PUBLIC NOTICE**

Notice is hereby given that on Wednesday, January 8, 2020 at 8 P.M. in the Joseph Cone Meeting Room, Town Hall, 101 Field Point Road, Greenwich, a Public Hearing will be held by the Planning and Zoning Board of Appeals of the Town of Greenwich to hear appeals from decisions of the Zoning Enforcement Officer, applications to approve special exceptions, and applications to vary the Building Zone Regulations as amended in the following matters:

No. 1 PLZE201900608, **25 PEAR LANE, GREENWICH.** Appeal of Israel Englander for variances of allowable accessory structure, side and rear yard setback to allow for an existing accessory structure to remain on a lot located in the RA-1 zone.

No. 2 PLZE201900635, **9 BAYSIDE TERRACE, RIVERSIDE** . Appeal of Brandon Diket & Heather Niemeyer for variances of side and combined side yard setbacks to permit an addition to an existing dwelling located in the R-12 zone.

No. 3 PLZE201900656, **22 SOUND BEACH AVENUE, OLD GREENWICH.** Appeal of Mena liu for a variance of required frontage to permit the subdivision of a lot located in the R-7 zone.

No. 4 PLZE201900664, **571 ROUND HILL ROAD, GREENWICH.** Appeal of Scott Ganeles for a variance side yard setback to permit the construction of a new tennis court located in the RA-4 zone.

No. 5 PLZE201900666, **17 WAMPUS LANE, RIVERSIDE.** Appeal of Janice and Angelo Fiore for a variance of front yard setback to permit the addition of a new deck onto an existing dwelling located in the R-7 zone.

No. 6 PLZE201900671, **294 RIVERSIDE AVENUE, RIVERSIDE.** Appeal of Alex Elezaj for a variance of side yard setback to permit the addition of a Porte-cochere to a dwelling located in the R-12 zone.

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate , please contact the Commissioner of Human Services at 203-622-3800 or [alan.barry@greenwichct.org](mailto:alan.barry@greenwichct.org) as soon as possible in advance of the event.

No. 7 PLZE201900681, **5 OAK LANE, OLD GREENWICH.** Appeal of Patricia Hannigan for a variance of front yard setback to permit the addition of a second story onto a proposed two car garage which was previously approved under appeal number PLZE201700056 on a lot located in the R-12 zone.

Dated: December 27, 2019  
Chairman

Patricia Kirkpatrick,

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**TOWN OF GREENWICH  
PLANNING & ZONING BOARD OF APPEALS  
PUBLIC NOTICE: DECISIONS 1/8/20**

Pursuant to the provisions of Public Act 362 effective October 1, 1953, notice is hereby given that the decisions of the Planning Zoning Board of Appeals of the Town of Greenwich on Appeals No. PLZE201900608 through Appeal No. PLZE201900681 described below heard December 11, 2019 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is January 20, 2020.

No. 1 PLZE201900608, **25 PEAR LANE, GREENWICH.** Appeal of Israel Englander for variances of allowable accessory structure, side and rear yard setback to allow for an existing accessory structure to remain on a lot located in the RA-1 zone was granted with conditions.

No. 2 PLZE201900635, **9 BAYSIDE TERRACE, RIVERSIDE .** Appeal of Brandon Diket & Heather Niemeyer for variances of side and combined side yard setbacks to permit an addition to an existing dwelling located in the R-12 zone was granted.

No. 3 PLZE201900656, **22 SOUND BEACH AVENUE, OLD GREENWICH.** Appeal of Mena liu for a variance of required frontage to permit the subdivision of a lot located in the R-7 zone was was left open.

No. 4 PLZE201900664, **571 ROUND HILL ROAD, GREENWICH.** Appeal of Scott Ganeles for a variance side yard setback to permit the construction of a new tennis court located in the RA-4 zone was granted with conditions.

No. 5 PLZE201900666, **17 WAMPUS LANE, RIVERSIDE.** Appeal of Janice and Angelo Fiore for a variance of front yard setback to permit the addition of a new deck onto an existing dwelling located in the R-7 zone was granted with conditions.

No. 6 PLZE201900671, **294 RIVERSIDE AVENUE, RIVERSIDE.** Appeal of Alex Elezaj for a variance of side yard setback to permit the addition of a Porte-cochere to a dwelling located in the R-12 zone was denied.

No. 7 PLZE201900681, **5 OAK LANE, OLD GREENWICH.** Appeal of Patricia Hannigan for a variance of front yard setback to permit the addition of a second story onto a proposed two car

garage which was previously approved under appeal number PLZE201700056 on a lot located in the R-12 zone was continued.

Dated: January 20, 2020

## MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, January 8, 2020 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

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

EXCUSED: Joseph Angland, Frank O'Connor & Frank Baratta

The following appeals were heard:

**APPEAL No. PLZE201900608**

Appeal of Israel Englander, 25 Pear Lane, Greenwich for variances of allowable accessory structure, side and rear yard setback to allow for an existing accessory structure to remain on a lot located in the RA-1 zone.

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

After due consideration, the Board finds there is hardship due to the lot's shape, location of the existing structure combined with the practical requiring the existing structure to comply while make the existing nonconforming lot conforming. Therefore, the requested variances of allowable accessory structure, side and rear yard setbacks are granted from sections 6-144(b) and 6-147(b) with the condition that no alterations be made to change the size or height of the existing structure and that the primary structure be constructed within 2 years.

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. PLZE201900635**

Appeal of Brandon Diket & Heather Niemeyer, 9 Bayside Terrace, Riverside for variances of side and combined side yard setbacks to permit an addition to an existing dwelling located 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 the lot's shape combined with the change to the regulations making the structure nonconforming. Therefore, the requested variance of side and combined

side yard setback 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. PLZE2 01900656**

Appeal of Mena liu, 22 Sound Beach Avenue, Old Greenwich for a variance of required frontage to permit the subdivision of a lot located in the R-7 zone.

This item was left open.

**APPEAL No. PLZE201900664**

Appeal of Scott Ganeles 571 Round Hill Road, Greenwich for a variance side yard setback to permit the construction of a new tennis court located in the RA-4 zone.

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

After due consideration, the Board finds there is hardship due to the location of wetlands on the lot. Therefore, the requested variance of side yard setback is granted from section 6-205(a) with the condition that there be no lighting of the tennis court.

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. PLZE201900666**

Appeal of Janice and Angelo Fiore, 17 Wampus Lane, Riverside for a variance of front yard setback to permit the addition of a new deck onto an existing dwelling located in the R-7 zone.

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

After due consideration, the Board finds there is hardship due to the deficient right of way width combined with the lot's shape. Therefore, the requested variance of front yard setback is granted from sections 6-128(c) and 6-205(a) with the condition that the proposed deck not be enclosed.

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. PLZE201900671**

Appeal of Alex Elezaj, 294 Riverside Avenue, Riverside for a variance of side yard setback to permit the addition of a Porte-cochere to a dwelling located in the R-12 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 variances of side yard setbacks. Accordingly, the appeal is denied.

**APPEAL No. PLZE201900681**

Appeal of Patricia Hannigan, 5 Oak Lane, Old Greenwich for a variance of front yard setback to permit the addition of a second story onto a proposed two car garage which was previously approved under appeal number PLZE201700056 on a lot located in the R-12 zone.

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

**The date of these minutes and rendition date of said decisions is January 20, 20120.**

**The next regular meeting is scheduled to be heard on January 22, 2020.**

Arthur Delmhorst, Secretary