

1. Public Notice 1-9-19

Documents:

[PUBLIC NOTICE 1-9-19.PDF](#)

1.1. D1/9/19

Documents:

[D 1-9-19.PDF](#)

1.1.i. Minutes 1/9/19

Documents:

[1-9-19.PDF](#)

Attention: - Greenwich Times

Advertise 1 time **12/28/18** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **1/2/19** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, January 9, 2019 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 PLZE201800557, **241 HAMILTON AVENUE, GREENWICH.** Appeal of HM Hamilton, LLC for modification of a condition on a previously approved variance limiting the use of the existing dwelling to two families as opposed to the three existing on a lot located in the R-6 zone.

No.2 PLZE201800675, **8 EGGLESTON LANE, OLD GREENWICH.** Appeal of Richard Granoff, Trustee, for a variance of front yard setback to permit the construction of a new pool on a property located in the R-12 zone.

No. 3 PLZE201800681, **3 CLOVER PLACE , COS COB .** Appeal of Jon A. and Dana Charette for a variance of allowable stories to permit an addition to a dwelling located in the RA-1 zone.

No. 4 PLZE201800701, **2 MEADOWBANK ROAD , OLD GREENWICH.** Appeal of Daniel and Clare Mannion for a variance of front yard setback to permit an addition to a dwelling located in the R-12 zone.

No. 5 PLZE201800733, **1 SMITH ROAD, GREENWICH.** Appeal of Stephen Freidheim for variances of floor area ratio, building separation, front and side yard setbacks to permit the construction of a new cottage located in the RA-1 zone.

No. 6 PLZE201800765, **39 VISTA DRIVE, GREENWICH.** Appeal of POUM, LLC. for a special exception approval to permit the construction of a new garage located in the R-20 zone.

No. 7 PLZE201800766, **18 WEST END AVENUE, REAR, GREENWICH.** Appeal of Robert and Chiara Carter for a variance of front yard setback to permit the addition of a front portico on a dwelling located in the R-12 zone.

Dated: December 28, 2018
Chairman

Patricia Kirkpatrick,

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 1/9/19**

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. PLZE201800557 through Appeal No. PLZE201800766 described below heard January 9, 2019 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is January 21, 2019.

No. 1 PLZE201800557, **241 HAMILTON AVENUE, GREENWICH.** Appeal of HM Hamilton, LLC for modification of a condition on a previously approved variance limiting the use of the existing dwelling to two families as opposed to the three existing on a lot located in the R-6 zone was withdrawn.

No.2 PLZE201800675, **8 EGGLESTON LANE, OLD GREENWICH.** Appeal of Richard Granoff, Trustee, for a variance of front yard setback to permit the construction of a new pool on a property located in the R-12 zone was granted.

No. 3 PLZE201800681, **3 CLOVER PLACE , COS COB.** Appeal of Jon A. and Dana Charette for a variance of allowable stories to permit an addition to a dwelling located in the RA-1 zone was granted.

No. 4 PLZE201800701, **2 MEADOWBANK ROAD , OLD GREENWICH.** Appeal of Daniel and Clare Mannion for a variance of front yard setback to permit an addition to a dwelling located in the R-12 zone was granted with conditions.

No. 5 PLZE201800733, **1 SMITH ROAD, GREENWICH.** Appeal of Stephen Freidheim for variances of floor area ratio, building separation, front and side yard setbacks to permit the construction of a new cottage located in the RA-1 zone was continued.

No. 6 PLZE201800765, **39 VISTA DRIVE, GREENWICH.** Appeal of POUM, LLC. for a special exception approval to permit the construction of a new garage located in the R-20 zone was granted.

No. 7 PLZE201800766, **18 WEST END AVENUE, REAR, GREENWICH.** Appeal of Robert and Chiara Carter for a variance of front yard setback to permit the addition of a front portico on a dwelling located in the R-12 zone granted with conditions.

Dated: January 21, 2019

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, January 9, 2019 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
Frank Baratta

EXCUSED: Frank O'Connor and Joe Angland

The following appeals were heard:

APPEAL No. PLZE2018 00557

Appeal of HM Hamilton, LLC, 241 Hamilton Avenue, Greenwich for modification of a condition on a previously approved variance limiting the use of the existing dwelling to two families as opposed to the three existing on a lot located in the R-6 zone.

This application was withdrawn by the applicant.

APPEAL No. PLZE2018 00675

Appeal of Richard Granoff, Trustee, 8 Eggleston Lane, Old Greenwich for a variance of front yard setback to permit the construction of a new pool on a property 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 its frontage on a paper street and topography and the location of the tidal wetlands. The Board notes that this portion of Eggleston lane is a tidal area that cannot be developed. Therefore, the requested variance of front yard setback is granted from sections 6-9, 6-144 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. PLZE201800681

Appeal of Jon A. and Dana Charette, 3 Clover Place, Cos Cob for a variance of allowable stories 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 topography and the existence of wetlands which contributed to the house's location on the lot. Therefore, the requested variance of permitted stories 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. PLZE201800701

Appeal of Daniel and Clare Mannion, 2 Meadowbank Road, Old Greenwich for a variance of front yard setback to permit an addition to a dwelling located in the R-12 zone.

It was 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 size and location in a flood zone combined with it being a corner lot with 2 deficient right of way widths. Therefore, the requested variance of front yard setback is granted from sections 6-203 and 6-205 with the condition that the existing screening be maintained in the area of the proposed addition.

Mr. Vecchiolla made a motion to approve the appeal with conditions which was seconded by Mr. Delmhorst. Messrs.' Rogozinski, Delmhorst, Vecchiolla 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. PLZE201800733

Appeal of Stephen Freidheim, 1 Smith Road, Greenwich for variances of floor area ratio, building separation, front and side yard setbacks to permit the construction of a new cottage located in the RA-1 zone.

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

APPEAL No. PLZE201800765

Appeal of POUM, LLC, 39 Vista Drive, Greenwich for a special exception approval to permit the construction of a new garage located in the R-20 zone.

It was unanimously 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, 6-94(a)(2)(A) have been met. Accordingly, the special exception to permit the construction of a new 800 square foot garage granted.

APPEAL No. PLZE201800766

Appeal of Robert and Chiara Carter, 18 West End Avenue, Rear, Greenwich for a variance of front yard setback to permit the addition of a front portico on a dwelling located in the R-12 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 and the location of the flood zone which contributed to the house's location on the lot. Therefore, the requested variance of front yard setback is granted from sections 6-203 and 6-205 with the condition that the proposed portico 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.

The date of these minutes and rendition date of said decisions is January 21 , 2019.

The next regular meeting is scheduled to be heard on January 23, 2019.

Arthur Delmhorst, Secretary