

1. 7:00 P.M. Public Notice 1/12/21

Documents:

[PUBLIC NOTICE 1-12-22.PDF](#)

- 1.1. 7:00 PM Decisions 1/12/22

Documents:

[D 1-12-22.PDF](#)

- 1.1.i. Minutes 1/12/22

Documents:

[1-12-22.PDF](#)

Attention: – Greenwich Times

Advertise 1 time **1/14/22** “Greenwich Time” for Planning & Zoning Board of Appeals – Greenwich.

Advertise 1 time **1/19/22** “Greenwich Time” for Planning & Zoning Board of Appeals – Greenwich (622-7753).

## **PUBLIC NOTICE**

Notice is hereby given that on Wednesday, January 12, 2022 at 7 P.M. a Virtual 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 PLZE202100059 **30 RIVERSVILLE ROAD, GREENWICH.** Appeal of Jean Claude Merz for variances of allowable stories, floor area ratio, front and side yard setbacks to permit additions to a dwelling located in the RA-1 zone was continued.
  
- No. 2 PLZE202100060 **16 BRIDGE STREET, GREENWICH.** Appeal of 16 Bridge Street, LLC. for modification of special exception approval number 2894 to permit outdoor storage of vehicles on a property located in the GB zone.
  
- No. 3 PLZE202100062 **26 SINAWOY ROAD, GREENWICH.** Appeal of 775 Atlantic Street, LLC. alleging error in the Zoning Enforcement Officer’s revocation of zoning approval for a new dwelling located in the R-7 zone.
  
- No. 4 PLZE202100062 **26 SINAWOY ROAD, GREENWICH.** Appeal of 775 Atlantic Street, LLC. Requesting a variance of permitted number of stories to permit the continued construction of a dwelling located in the R-7 zone.

Dated: December 31, 2021

Patricia Kirkpatrick, Chairman

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.

**TOWN OF GREENWICH  
PLANNING & ZONING BOARD OF APPEALS  
PUBLIC NOTICE: DECISIONS 1/12/22**

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. PLZE202100059 through Appeal No. PLZE202100062 described below heard January 12, 2022 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is January 24, 2022.

- No. 1 PLZE202100059 **30 RIVERSVILLE ROAD, GREENWICH.** Appeal of Jean Claude Merz for variances of allowable stories, floor area ratio, front and side yard setbacks to permit additions to a dwelling located in the RA-1 zone was continued.
- No. 2 PLZE202100060 **16 BRIDGE STREET, GREENWICH.** Appeal of 16 Bridge Street, LLC. for modification of special exception approval number 2894 to permit outdoor storage of vehicles on a property located in the GB zone was granted with conditions.
- No. 3 PLZE202100062 **26 SINAWOY ROAD , GREENWICH.** Appeal of 775 Atlantic Street, LLC. alleging error in the Zoning Enforcement Officer's revocation of zoning approval for a new dwelling located in the R-7 zone was continued.
- No. 4 PLZE202100062 **26 SINAWOY ROAD , GREENWICH.** Appeal of 775 Atlantic Street, LLC. Requesting a variance of permitted number of stories to permit the continued construction of a dwelling located in the R-7 zone was continued.

Dated: January 24, 2022

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, January 12, 2022 at 7:00 P. M. on the Zoom Website, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman  
Arthur Delmhorst, Secretary  
Ken Rogozinski  
Wayne Sullivan  
John Vecchiolla  
Robert Nalewajek  
James Ivester

EXCUSED: Frank Baratta

The following appeals were heard:

**APPEAL No. PLZE202100059**

Appeal of Jean Claude Merz, 30 Riversville Road, Greenwich for variances of allowable stories, floor area ratio, front and side yard setbacks to permit additions to a dwelling located in the RA-1 zone was continued.

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

Board Members seated for this appeal were: Patricia Kirkpatrick, Arthur Delmhorst, Wayne Sullivan, John Vecchiolla, and Ken Rogozinski.

**APPEAL No. PLZE202100060**

Appeal of 16 Bridge Street, LLC. for modification of special exception approval number 2894 to permit outdoor storage of vehicles on a property located in the GB zone.

It was RESOLVED that said appeal be granted, with conditions, 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 approval to permit the modification of previous conditions limiting outdoor storage and repair is granted with the following conditions:

1. Outside repair be limited to head/tail light replacement, battery and windshield wiper repair.
2. The number of vehicles to be stored outside overnight shall be no more than 10 in the 10 designated spots behind the building.
3. Vehicles stored outside shall be in one of the designated parking spaces.
4. There is to be no parking of vehicles, in the control of the business, to be parked along Bridge Street either overnight or during the business day.

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

Board Members seated for this appeal were: Patricia Kirkpatrick, Arthur Delmhorst, Wayne Sullivan, John Vecchiolla, and Ken Rogozinski.

**APPEAL No. PLZE2 02100062**

Appeal of 775 Atlantic Street, LLC, 26 Sinawoy Road, Greenwich alleging error in the Zoning Enforcement Officer's revocation of zoning approval for a new dwelling located in the R-7 zone.

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

Board Members seated for this appeal were: Patricia Kirkpatrick, Arthur Delmhorst, Wayne Sullivan, Ken Rogozinski and Robert Nalewajek.

**APPEAL No. PLZE202 100062**

Appeal of 775 Atlantic Street, LLC, 26 Sinawoy Road, Greenwich, requesting a variance of permitted number of stories to permit the continued construction of a dwelling located in the R-7 zone.

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

Board Members seated for this appeal were: Patricia Kirkpatrick, Arthur Delmhorst, Wayne Sullivan, Ken Rogozinski and Robert Nalewajek.

**The date of these minutes and rendition date of said decisions is January 24, 2022 .**

**The next regular meeting is scheduled to be heard on January 26, 2022.**

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Arthur Delmhorst, Secretary