

1. Public Notice - 1/13/21

Documents:

[PUBLIC NOTICE 1-13-21.PDF](#)

1.I. Decisions 1/13/21

Documents:

[D 1-13-21.PDF](#)

1.II. Minutes 1/13/21

Documents:

[1-13-21.PDF](#)

Attention: - Greenwich Times

Advertise 1 time **1/1/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **1/6/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, January 13, 2021 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 PLZE202000058 **566 RIVER ROAD, COS COB.** Appeal of Gregory S. Pannone for a variance of front yard setback to permit the construction of a new dwelling located in the R-12 zone.
- No. 2 PLZE202000059 **28 EDGEWOOD DRIVE, GREENWICH.** Appeal of Jeffrey & Theresa Gladstein for a variance of required green area to permit the construction of a new pool located in the RA-1 zone.
- No. 3 PLZE202000060 **48 BRUCE PARK AVENUE, GREENWICH.** Appeal of Christopher David Moxhay for a variance of allowable wall height to permit the construction of 2 retaining walls on a lot located in the R-6 zone.
- No. 4 PLZE202000061 **7 STANWICH ROAD, GREENWICH.** Appeal of Michael Sheldon & Catherine de Silva for variances of side and combined side yard setbacks to permit an addition to an existing dwelling lot located in the R-12 zone.
- No. 5 PLZE202000062 **47 BENJAMIN STREET, OLD GREENWICH.** Appeal of Viva Chu for a variance of floor area ratio to permit an addition to an existing dwelling lot located in the R-12 zone.

Dated: January 1, 2021
Chairman

Patricia Kirkpatrick,

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 as soon as possible in advance of the event.

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 1/13/21**

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. PLZE202000058 through Appeal No. PLZE202000062 described below heard January 13, 2021 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is January 25, 2021.

- No. 1 PLZE202000058 **566 RIVER ROAD, COS COB.** Appeal of Gregory S. Pannone for a variance of front yard setback to permit the construction of a new dwelling located in the R-12 zone was continued.
- No. 2 PLZE202000059 **28 EDGEWOOD DRIVE, GREENWICH.** Appeal of Jeffrey & Theresa Gladstein for a variance of required green area to permit the construction of a new pool located in the RA-1 zone was granted.
- No. 3 PLZE202000060 **48 BRUCE PARK AVENUE, GREENWICH.** Appeal of Christopher David Moxhay for a variance of allowable wall height to permit the construction of 2 retaining walls on a lot located in the R-6 zone was granted with conditions.
- No. 4 PLZE202000061 **7 STANWICH ROAD, GREENWICH.** Appeal of Michael Sheldon & Catherine de Silva for variances of side and combined side yard setbacks to permit an addition to an existing dwelling lot located in the R-12 zone was granted.
- No. 5 PLZE202000062 **47 BENJAMIN STREET, OLD GREENWICH.** Appeal of Viva Chu for a variance of floor area ratio to permit an addition to an existing dwelling lot located in the R-12 zone was denied.

Dated: January 25, 2021

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, January 13, 2021 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
Frank Baratta

EXCUSED: Joe Angland

The following appeals were heard:

APPEAL No. PLZE2020 00058

Appeal of Gregory S. Pannone, 566 River Road, Cos Cob for a variance of front yard setback to permit the construction of a new dwelling located in the R-12 zone.

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

APPEAL No. PLZE2020 00059

Appeal of Jeffrey & Theresa Gladstein, 28 Edgewood Drive, Greenwich for a variance of required green area to permit the construction of a new pool 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 a second driveway being located on the subject lot. Therefore, the requested variance of required green area 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.

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

APPEAL No. PLZE2 02000060

Appeal of Christopher David Moxhay, 48 Bruce Park Avenue, Greenwich for a variance of allowable wall height to permit the construction of 2 retaining walls on a lot located in the R-6 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 topography. Therefore, the requested variance of allowable wall height is granted from sections 6-134(d), 6-203 and 6-205 with the condition that the area above the garage not be used as a dwelling unit or guest house.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

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

APPEAL No. PLZE2020 00061

Appeal of Michael Sheldon & Catherine de Silva, 7 Stanwich Road, Greenwich for variances of side and combined side yard setbacks to permit an addition to an existing dwelling lot 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 location of the existing combined with the narrow width of the lot and its topography. Therefore, the requested variances of side and combined side yard setbacks are 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.

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

APPEAL No. PLZE2020 00062

Appeal of Viva Chu, 47 Benjamin Street, Old Greenwich for a variance of floor area ratio to permit an addition to an existing dwelling lot 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 variance of floor area ratio. Accordingly, the appeal is denied.

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

The date of these minutes and rendition date of said decisions is January 25, 2021 .

The next regular meeting is scheduled to be heard on January 27, 2021.

Arthur Delmhorst, Secretary