

1. Public Notice - 1/22/20

Documents:

[PUBLIC NOTICE 1-22-20.PDF](#)

1.1. Decisions 1/22/20

Documents:

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1.1.i. Minutes 1/22/20

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Attention: - Greenwich Times

Advertise 1 time **1/10/20** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **1/15/20** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, January 22, 2020 at 8 P.M. in the Town Hall 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 PLZE201900681, **5 OAK LANE, OLD GREENWICH.** Appeal of Patricia Hannigan for a variance of front yard setback and special exception approval 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.
- No. 2 PLZE201900683 **260 STANWICH ROAD, GREENWICH.** Appeal of Kevin Deacon & DeWitt Sage, appellant, for a two (2) lot subdivision previously approved by the Planning and Zoning Commission in the RA-1 zone.
- No. 3 PLZE201900693 **11 EGGLESTON LANE, OLD GREENWICH .** Appeal of Thomas S. Pastore et al, Owner. Kevin Adam and Rachel Weitzman, appellant, for variances of front and street side yard setback to permit the construction of a new dwelling, pool, deck and patio on a lot located in the RA-1 zone.
- No. 4 PLZE2020005 **1 FAIRGREEN LANE , OLD GREENWICH.** Appeal of Margaret D. Valley for variances of front and street side yard setbacks to permit additions to an existing dwelling located in the R-12 zone.
- No. 5 PLZE2020006 **4 JONES PARK DRIVE, RIVERSIDE** Appeal of Christopher Davis, owner, and Jones Park LLC., applicant, alleging error in the Zoning Enforcement Officer's issuance of a notice of violation regarding vehicle sightline obstructions on a corner lot located in the R-12 zone.
- No. 6 PLZE2020006 **4 JONES PARK DRIVE, RIVERSIDE** Appeal of Christopher Davis, owner, and Jones Park LLC., applicant, for a variance of required sightline visibility on a corner lot located in the R-12 zone.

Dated: January 10, 2020
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 1/22/20**

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. PLZE20190681 through Appeal No. PLZE202000006 described below heard January 22, 2020 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is February 3, 2020.

- No. 1 PLZE201900681, **5 OAK LANE, OLD GREENWICH.** Appeal of Patricia Hannigan for a variance of front yard setback and special exception approval 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.
- No. 2 PLZE201900683 **260 STANWICH ROAD, GREENWICH.** Appeal of Kevin Deacon & DeWitt Sage, appellant, for a two (2) lot subdivision previously approved by the Planning and Zoning Commission in the RA-1 zone was denied.
- No. 3 PLZE201900693 **11 EGGLESTON LANE, OLD GREENWICH .** Appeal of Thomas S. Pastore et al, Owner. Kevin Adam and Rachel Weitzman, appellant, for variances of front and street side yard setback to permit the construction of a new dwelling, pool, deck and patio on a lot located in the RA-1 zone granted.
- No. 4 PLZE2020005 **1 FAIRGREEN LANE, OLD GREENWICH.** Appeal of Margaret D. Valley for variances of front and street side yard setbacks to permit additions to an existing dwelling located in the R-12 zone granted.
- No. 5 PLZE2020006 **4 JONES PARK DRIVE, RIVERSIDE** Appeal of Christopher Davis, owner, and Jones Park LLC., applicant, alleging error in the Zoning Enforcement Officer's issuance of a notice of violation regarding vehicle sightline obstructions on a corner lot located in the R-12 zone was denied.
- No. 6 PLZE2020006 **4 JONES PARK DRIVE, RIVERSIDE** Appeal of Christopher Davis, owner, and Jones Park LLC., applicant, for a variance of required sightline visibility on a corner lot located in the R-12 zone was denied without prejudice.

Dated: February 3, 2020

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, January 22, 2020 at 8:00 P. M. in the Town Hall Meeting Room, pursuant to due notice.

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

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

The following appeals were heard:

APPEAL No. PLZE201900681

Appeal of Patricia Hannigan, 5 Oak Lane, Old Greenwich for a variance of front yard setback and special exception approval 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 to be continued at the applicant's request.

APPEAL No. PLZE201900683

Appeal of Kevin Deacon & DeWitt Sage, appellant, 260 Stanwich Road, Greenwich for a two (2) lot subdivision previously approved by the Planning and Zoning Commission in the RA-1 zone.

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

On motion duly made by John L. Vecchiolla, seconded by Arthur Delmhorst, it was **unanimously resolved to deny this appeal.**

The Board, after due consideration approves the proposed two (2) lot subdivision creating two (2) parcels containing 1 acre of land each and a combined open space on parcels A and B of 13,068. The approved lots meet all the Town of Greenwich Building Zone and Subdivision Regulations for lots located in the RA-1 zone. This approval is subject to the terms and conditions as stated by The Planning and Zoning Commission in their letter to Mr. Eric V.P. Brower, AICP on December 11, 2019.

APPEAL No. PLZE2 01900693

Appeal of Thomas S. Pastore et al, Owner. Kevin Adam and Rachel Weitzman, appellant, 11 Eggleston Lane, Old Greenwich for variances of front and street side yard setback to permit the construction of a new dwelling, pool, deck and patio on a 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 lot being bordered on 3 sides by a right of way, two of which are deficient in width and one is located in Long Island Sound, combined with the reduction of nonconforming setbacks. Therefore, the requested variances of front and street side yard setbacks are granted from sections 6-121, 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. PLZE202000005

Appeal of Margaret D. Valley, 1 Fairgreen Lane, Old Greenwich for variances of front and street side yard setbacks to permit additions 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 being bordered on 3 sides by a right of way, two of which are deficient in width, combined with the lot's shape. Therefore, the requested variances of front and street side yard setbacks are granted from sections 6-121, 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. PLZE2020 00006

Appeal of Christopher Davis, owner, and Jones Park LLC, applicant, 4 Jones Park Drive, Riverside alleging

error in the Zoning Enforcement Officer's issuance of a notice of violation regarding vehicle sightline obstructions on a corner lot located in the R-12 zone.

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

After due consideration, the Board finds no error in the Zoning Enforcement Officer's decision to issue a Notice of Violation for sight line obstructions per section 6-126. Therefore, the requested appeal is denied.

The Board notes that a non-determination by the Highway Superintendent does not alleviate the requirement of demonstrating compliance with required sightline visibility.

APPEAL No. PLZE2020 00006

Appeal of Christopher Davis, owner, and Jones Park LLC., applicant, 4 Jones Park Drive, Riverside for a variance of required sightline visibility on a corner lot located in the R-12 zone.

It was unanimously RESOLVED that said appeal be denied without prejudice.

After due consideration, the Board finds a lack of sufficient information to determine whether this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations. Therefore, the requested appeal is denied.

The date of these minutes and rendition date of said decisions is February 3, 2020 .

The next regular meeting is scheduled to be heard on February 12 , 2020.

Arthur Delmhorst, Secretary