

1. Public Notice - 1/26/22

Documents:

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1.1. Decisions 1/26/22

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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 26, 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.
- No. 2 PLZE20210063 **17 STUART DRIVE, OLD GREENWICH.** Appeal of Keith Eyelet Steinberg for variances of side and rear yard setback to permit a batting cage to remain on a property located in the R-7 zone.
- No. 3 PLZE20220002 **8 EGGLESTON LANE , OLD GREENWICH.** Appeal of Jill 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.

Dated: January 14, 2022

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 1/26/22**

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. PLZE202200002 described below heard January 26, 2022 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is February 7, 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 PLZE20210063 **17 STUART DRIVE, OLD GREENWICH.** Appeal of Keith Eyelet Steinberg for variances of side and rear yard setback to permit a batting cage to remain on a property located in the R-7 zone was denied.

No. 3 PLZE20220002 **8 EGGLESTON LANE, OLD GREENWICH.** Appeal of Jill 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 granted.

Dated: February 7, 2022

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, January 26, 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  
Frank Baratta  
Robert Nalewajek  
James Ivester

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.

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, Ken Rogozinski, John Vecchiolla and Frank Baratta.

**APPEAL No. PLZE202100063**

Appeal of Keith Eyelet Steinberg, 17 Stuart Drive, Old Greenwich for variances of side and rear yard setback to permit a batting cage to remain on a property located in the R-7 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 rear and side yard setbacks. Accordingly, the appeal is denied.

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

**APPEAL No. PLZE2 02200002**

Appeal of Jill Granoff, trustee, 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 notes that this appeal is identical to the appeal granted under appeal number PLZE201800675.

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

**The date of these minutes and rendition date of said decisions is February 7, 2022.**

**The next regular meeting is scheduled to be heard on February 9, 2022.**

Arthur Delmhorst, Secretary