

1. Public Notice - 2/9/22

Documents:

[PUBLIC NOTICE 2-9-22.PDF](#)

1.1. Decisions 2/9/22

Documents:

[D 2-9-22.PDF](#)

1.1.i. Minutes 2/9/22

Documents:

[2-9-22.PDF](#)

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Attention: - Greenwich Times

Advertise 1 time **1/28/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **2/4/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

## **PUBLIC NOTICE**

Notice is hereby given that on Wednesday, February 9, 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 PLZE202100061 **99 SHEEPHILL ROAD, COS COB.** Appeal of Eamonn Ryan for variances of side and combined side yard setbacks to permit the construction of a new dwelling located in the R-12 zone.
- No. 2 PLZE20220003 **157 CAT ROCK ROAD, COS COB.** Appeal of Nicholas Bavaro for a variance of required paved way within an access way to permit improvements on a rear lot located in the RA-2 zone.
- No. 3 PLZE20220004 **220 DAVIS AVENUE, GREENWICH.** Appeal of Leonard and Joanne Phillips for variances of front yard setback and permitted number of stories to permit an addition to an existing dwelling located in the R-6 zone.
- No. 4 PLZE20220005 **7 WEST WAY, OLD GREENWICH.** Appeal of Matthew Gordon for a variances of floor area ratio, front, rear and side yard setbacks to permit additions to an existing dwelling located in the R-20 zone.
- No. 5 PLZE20220006 **18 TOWER ROAD, RIVERSIDE.** Appeal of Katherine and David Jamieson for a variance of rear yard setback to permit the addition of a porch to an existing dwelling located in the R-20 zone.
- No. 6 PLZE20220007 **200 LAKE AVENUE, GREENWICH** Appeal of Michael & Katie Newman for variances of side and combined side yard setback to permit the addition of a covered porch to an existing dwelling located in the R-12 zone.
- No. 7 PLZE20220008 **71 OLD ORCHARD STREET, RIVERSIDE.** Appeal of Joan Suter for a variance of side yard setback to permit the replacement of a generator located in the R-12 zone.

Dated: January 28, 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 2/9/22**

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. PLZE202100061 through Appeal No. PLZE202200008 described below heard February 9, 2022 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is February 21, 2022.

No. 1 PLZE202100061 **99 SHEEPHILL ROAD, COS COB.** Appeal of Eamonn Ryan for variances of side and combined side yard setbacks to permit the construction of a new dwelling located in the R-12 zone was denied.

No. 2 PLZE20220003 **157 CAT ROCK ROAD, COS COB.** Appeal of Nicholas Bavaro for a variance of required paved way within an access way to permit improvements on a rear lot located in the RA-2 zone was granted with conditions.

No. 3 PLZE20220004 **220 DAVIS AVENUE, GREENWICH.** Appeal of Leonard and Joanne Phillips for variances of front yard setback and permitted number of stories to permit an addition to an existing dwelling located in the R-6 zone was granted.

No. 4 PLZE20220005 **7 WEST WAY, OLD GREENWICH.** Appeal of Matthew Gordon for a variances of floor area ratio, front, rear and side yard setbacks to permit additions to an existing dwelling located in the R-20 zone was continued.

No. 5 PLZE20220006 **18 TOWER ROAD, RIVERSIDE.** Appeal of Katherine and David Jamieson for a variance of rear yard setback to permit the addition of a porch to an existing dwelling located in the R-20 zone was granted.

No. 6 PLZE20220007 **200 LAKE AVENUE, GREENWICH** Appeal of Michael & Katie Newman for variances of side and combined side yard setback to permit the addition of a covered porch to an existing dwelling located in the R-12 zone was granted.

No. 7 PLZE20220008 **71 OLD ORCHARD STREET, RIVERSIDE.** Appeal of Joan Suter for a variance of

side yard setback to permit the replacement of a generator located in the R-12 zone was granted.

Dated: February 21, 2022

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, February 9, 2022 at 7:00 P. M. on the Zoom Website, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman  
Arthur Delmhorst, Secretary  
Wayne Sullivan  
John Vecchiolla  
Frank Baratta  
James Ivester

EXCUSED: Robert Nalewajek & Ken Rogozinski

The following appeals were heard:

**APPEAL No. PLZE202100061**

Appeal of Eamonn Ryan, 99 Sheephill Road, Cos Cob for variances of side and combined side yard setbacks to permit the construction of a new dwelling 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 variances of side and combined side yard setbacks. Accordingly, the appeal is denied.

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

**APPEAL No. PLZE202200 004**

Appeal of Nicholas Bavaro, 157 Cat Rock Road, Cos Cob for a variance of required paved way within an access way to permit improvements on a rear lot located in the RA-2 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 and the existence of wetlands. Therefore, the requested variance of required paved way within an access way is granted from sections 6-131 (a)(3), with the condition that if the owner of the neighboring property does not grant the required easement, that this approval will be null and void.

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, Wayne Sullivan, John Vecchiolla and James Ivester.

**APPEAL No. PLZE2 02200004**

Appeal of Leonard and Joanne Phillips, 220 Davis Avenue, Greenwich for variances of front yard setback and permitted number of stories to permit an addition to an existing dwelling located in the R-6 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 combined with the location of the existing legally nonconforming dwelling. Therefore, the requested variances of front yard setback and of permitted number of stories is granted from sections 6-141 (b)(2)(B) iii, 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, Wayne Sullivan, Frank Baratta and James Ivester.

**APPEAL No. PLZE202 200005**

Appeal of Matthew Gordon, 7 West Way, Old Greenwich for a variances of floor area ratio, front, rear and side yard setbacks to permit additions to an existing dwelling located in the R-20 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, John Vecchiolla and James Ivester.

**APPEAL No. PLZE202200006**

Appeal of Katherine and David Jamieson, 18 Tower Road, Riverside for a variance of rear yard setback to permit the addition of a porch to an existing dwelling 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 there is hardship due to the location of the existing dwelling combined with the lot shape. Therefore, the requested variance of rear yard setback 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, Wayne Sullivan, John Vecchiolla and James Ivester.

#### **APPEAL No. PLZE202200007**

Appeal of Michael & Katie Newman, 200 Lake Avenue, Greenwich for variances of side and combined side yard setback to permit the addition of a covered porch 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's shape combined with location of the dwelling which is connected to another dwelling by way of a party wall along the lot line. Therefore, the requested variances of side and combined side yard setback is granted from sections 6-141 (b)(2)(B) iii, 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, Wayne Sullivan, John Vecchiolla and James Ivester.

#### **APPEAL No. PLZE202200008**

Appeal of Joan Suter, 71 Old Orchard Street, Riverside for a variance of side yard setback to permit the replacement of a generator 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 generator on the lot combined with the lot shape. Therefore, the requested variance of side yard setback is granted from sections 6-128, 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, Wayne Sullivan, John Vecchiolla and James Ivester.

**The date of these minutes and rendition date of said decisions is February 21 , 2022 .**



**The next regular meeting is scheduled to be heard on February 23 ,  
2022.**

Arthur Delmhorst, Secretary