

1. Public Notice - 2/10/21

Documents:

[PUBLIC NOTICE 2-10-21.PDF](#)

1.1. Decisions 2/10/21

Documents:

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1.1.i. Minutes 2/10/21

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Attention: - Greenwich Times

Advertise 1 time **1/29/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **2/3/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, February 10, 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 PLZE20210001 **5 SOUTH STREET, COS COB.** Appeal of Vitoria & Jack DeLuca for a variance of rear yard setback to permit existing decks to remain on a dwelling located in the R-12 zone.
- No. 2 PLZE20210002 **3 PERKELY LANE, RIVERSIDE.** Appeal of Peter Faries for a variance of front yard setback to permit the construction of a new dwelling located in the R-12 zone.
- No. 3 PLZE20210003 **40 BUSH AVENUE, GREENWICH.** Appeal of Theodore Development Co. for variances of side and combined side yard setbacks to permit the addition of a port cochere to an existing dwelling located in the RA-1 zone.
- No. 4 PLZE20210004 **56 OLD CHURCH ROAD, GREENWICH.** Appeal of Rama & Toni Subramaniam for a variance of required green area to permit the placement of a new pool located in the R-20 zone.
- No. 5 PLZE20210005 **545 COGNEWAUGH ROAD, COS COB.** Appeal of Daniel Schmedien & Nida Stankuna for a variance of rear yard setback to permit the placement of a new oil tank on a property located in the RA-2 zone.
- No. 6 PLZE20210006 **625 NORTH STREET, GREENWICH.** Appeal of Michael & Catherine Corroon for special exception approval to permit an addition to an existing garage located in the RA-2 zone.

Dated: January 29, 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 as soon as possible in advance of the event.

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 2/10/21**

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. PLZE20210001 through Appeal No. PLZE20210006 described below heard February 10, 2021 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is February 22, 2021.

- No. 1 PLZE20210001 **5 SOUTH STREET, COS COB.** Appeal of Vitoria & Jack DeLuca for a variance of rear yard setback to permit existing decks to remain on a dwelling located in the R-12 zone was granted with conditions.
- No. 2 PLZE20210002 **3 PERKELY LANE, RIVERSIDE.** Appeal of Peter Faries for a variance of front yard setback to permit the construction of a new dwelling located in the R-12 zone was granted with conditions.
- No. 3 PLZE20210003 **40 BUSH AVENUE, GREENWICH.** Appeal of Theodore Development Co. for variances of side and combined side yard setbacks to permit the addition of a port cochere to an existing dwelling located in the RA-1 zone was denied.
- No. 4 PLZE20210004 **56 OLD CHURCH ROAD, GREENWICH.** Appeal of Rama & Toni Subramaniam for variances of side and combined side yard setbacks to permit the addition of a port cochere to an existing dwelling located in the RA-1 zone was granted.
- No. 5 PLZE20210005 **545 COGNEWAUGH ROAD, COS COB.** Appeal of Daniel Schmedien & Nida Stankuna for a variance of rear yard setback to permit the placement of a new oil tank on a property located in the RA-2 zone was granted with conditions.
- No. 6 PLZE20210006 **625 NORTH STREET, GREENWICH .** Appeal of Michael & Catherine Corroon for special exception approval to permit an addition to an existing garage located in the RA-2 zone was granted.

Dated: February 22, 2021

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, February 10, 2021 at 7:00 P. M. on the Zoom Website, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Arthur Delmhorst, Secretary
Ken Rogozinski
John Vecchiolla
Robert Nalewajek

EXCUSED: Wayne Sullivan & Frank Baratta

The following appeals were heard:

APPEAL No. PLZE202100001

Appeal of Vitoria & Jack DeLuca, 5 South Street, Cos Cob for a variance of rear yard setback to permit existing decks to remain on a dwelling located in the R-12 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 rear yard setback is granted from sections 6-203 & 6-205(a) with the condition that any changes to approved decks will require re-submission to the Planning and Zoning Board of Appeals for a new public hearing.

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. PLZE202100002

Appeal of Peter Faries, 3 Perkely Lane, Riverside 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 granted with conditions, on the following grounds:

After due consideration, the Board finds there is hardship due to the location of the flood zone combined with the deficient right of way width. Therefore, the requested variance of front yard setback is granted from section 6-205(a) with the condition that screening be planted and maintained along the southerly border of the property starting from the front property corner

back to a point that is opposite the rear corner of the proposed dwelling and that the proposed generator be located to the north of the property.

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. PLZE202100003

Appeal of Theodore Development Co., 40 Bush Avenue, Greenwich for variances of side and combined side yard setbacks to permit the addition of a port cochere to an existing dwelling located in the RA-1 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.

Mr. Vecchiolla made a motion to approve the appeal which was not seconded

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

APPEAL No. PLZE202100004

Appeal of Rama & Toni Subramaniam, 56 Old Church Road, Greenwich for a variance of required green area to permit the placement of a new pool 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 lot's size combined with the upzoning of the 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.

APPEAL No. PLZE202100005

Appeal of Daniel Schmedien & Nida Stankuna, 545 Cognewaugh Road, Cos Cob for a variance of rear yard setback to permit the placement of a new oil tank on a property 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 location of the existing tank on the lot combined with the lot shape. Therefore, the requested variance of rear yard setback is granted from sections 6-203 and 6-205. with the condition that 4-foot screening be placed around the oil tank.

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. PLZE202100006

Appeal of Michael & Catherine Corroon, 625 North Street, Greenwich for special exception approval to permit an addition to an existing garage located in the RA-2 zone.

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

After due consideration, the Board finds that the special exception standards as provided by sections 6-19, 6-20, 6-92 (a)(2) of the Building Zone Regulations have been met. Accordingly, the special exception to permit alterations to an existing detached accessory structure resulting in a gross floor of 3,022 square feet is granted.

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

The date of these minutes and rendition date of said decisions is February 22 2021.

The next regular meeting is scheduled to be heard on February 24, 2021.

Arthur Delmhorst, Secretary