

1. Public Notice - 2/23/22

Documents:

[PUBLIC NOTICE 2-23-22.PDF](#)

1.1. Decisions 2/23/22

Documents:

[D 2-23-22.PDF](#)

1.1.i. Minutes 2/23/22

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Attention: - Greenwich Times

Advertise 1 time **2/11/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **2/16/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, February 23, 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 PLZE202200009 **1160 EAST PUTNAM AVENUE, GREENWICH.** Appeal of 1162 East Putnam, LLC. for a variance of allowable logo height to permit a new sign located in the LB zone.
- No. 2 PLZE202200010 **4 HINES LANE, RIVERSIDE.** Appeal of David and Dori Jones, for a variance of side and combined side yard setback to permit an addition to an existing dwelling located in the R-7 zone.
- No. 3 PLZE202200011 **44 RIVERSVILLE ROAD, GREENWICH** Appeal of Hi-Gold Insulation Company, Inc., for variances of front yard setback and permitted number of stories to permit an addition to an existing dwelling located in the RA-1 zone.
- No. 4 PLZE202200012 **36 FRANCIS LANE , GREENWICH** Appeal of Michael and Alison Mills for variances of front yard setback floor area ratio and permitted number of stories to permit an addition onto an existing dwelling located in the R-12 zone.

Dated: February 11, 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 as soon as possible in advance of the event.

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 2/23/22**

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. PLZE202200009 through Appeal No. PLZE202200012 described below heard February 23, 2022 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is March 7, 2022.

- No. 1 PLZE202200009 **1160 EAST PUTNAM AVENUE, GREENWICH.** Appeal of 1162 East Putnam, LLC. for a variance of allowable logo height to permit a new sign located in the LB zone was denied.
- No. 2 PLZE202200010 **4 HINES LANE, RIVERSIDE.** Appeal of David and Dori Jones, for a variance of side and combined side yard setback to permit an addition to an existing dwelling located in the R-7 zone was granted.
- No. 3 PLZE202200011 **44 RIVERSVILLE ROAD, GREENWICH** Appeal of Hi-Gold Insulation Company, Inc., for variances of front yard setback and permitted number of stories to permit an addition to an existing dwelling located in the RA-1 zone was granted.
- No. 4 PLZE202200012 **36 FRANCIS LANE, GREENWICH** Appeal of Michael and Alison Mills for variances of front yard setback floor area ratio and permitted number of stories to permit an addition onto an existing dwelling located in the R-12 zone was denied.

Dated: March 7, 2022

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, February 23, 2022 at 7:00 P. M. on the Zoom Website, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Arthur Delmhorst, Secretary
Ken Rogozinski
John Vecchiolla
Frank Baratta
Robert Nalewajek
James Ivester

EXCUSED: Wayne Sullivan

The following appeals were heard:

APPEAL No. PLZE2022000 09

Appeal of 1162 East Putnam, LLC, 1160 East Putnam Avenue, Greenwich for a variance of allowable logo height to permit a new sign located in the LB 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 allowable logo height. Accordingly, the appeal is denied.

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

APPEAL No. PLZE2022000 10

Appeal of David and Dori Jones, 4 Hines Lane, Riverside for a variance of side and combined side yard setback to permit an addition to an existing dwelling located in the R-7 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 and topography combined with the converging lot lines. 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, John Vecchiolla and Robert Nalewajek.

APPEAL No. PLZE2 022000 11

Appeal of Hi-Gold Insulation Company, Inc., 44 Riversville Road, Greenwich for variances of front yard setback and permitted number of stories to permit an addition to an existing dwelling 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 the location of the existing dwelling which predates zoning combined with the lot's topography. Therefore, the requested variances of front yard setback and permitted number of stories 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, John Vecchiolla and Robert Nalewajek.

APPEAL No. PLZE202 200012

Appeal of Michael and Alison Mills, 36 Francis Lane, Greenwich for variances of front yard setback floor area ratio and permitted number of stories to permit an addition onto an existing 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 front yard setback, floor area ratio and permitted number of stories. Accordingly, the appeal is denied.

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

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

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

Arthur Delmhorst, Secretary