

1. Public Notice - 3/6/19

Documents:

[PUBLIC NOTICE 3-6-19.PDF](#)

1.1. Decisions 3/6/19

Documents:

[D 3-6-19.PDF](#)

1.1.i. Minutes 3/6/20

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[3-6-10.PDF](#)

Attention: - Greenwich Times

Advertise 1 time **2/22/19** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **2/27/19** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, March 6, 2019 at 8 P.M. in the Joseph Cone 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 PLZE201900015 **241 HAMILTON AVENUE, GREENWICH.** Appeal of HM Hamilton, LLC for modification of a condition on a previously approved variance limiting the use of the existing dwelling to two families as opposed to the three existing on a lot located in the R-6 zone.
- No. 2 PLZE201900059 **96 RIVER ROAD, COS COB .** Appeal of Olga Misevichene for a variance of required side and combined side yard setback to permit the construction of a new accessory building lot located R-7 zone.
- No. 3 PLZE201900065 **8 VISTA AVENUE, OLD GREENWICH.** Appeal of Paula and Kevin Ertel for special exception approval to permit the construction of a new accessory structure on a lot located in the R-12 zone.
- No. 4 PLZE201800771 **260 STANWICH ROAD, GREENWICH .** Appeal of Dulce Miller for a variance of required lot shape and house location to permit the construction of a new dwelling located in the RA-1 zone.
- No. 5 PLZE201900001 **25 BUCKFIELD LANE, GREENWICH .** Appeal of Smokey Hill, LLC. for a variance of required paved or gravel way within an access-way to permit a paved way outside the access way of a rear lot located RA-4 zone.
- No. 6 PLZE201900016 **500 and 600 WEST PUTNAM AVENUE, GREENWICH .** Appeal of 500 WPA, LLC. And Putnam 600 Acquisitions, LLC. for a variance of front yard setback required to permit the construction of a new residential building located in the GBO zone.

Dated: February 22, 2019
Chairman

Patricia Kirkpatrick,

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 3/6/19**

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. PLZE2019 through Appeal No. PLZE2019 described below heard March 6, 2019 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is March 18, 2019.

- No. 1 PLZE201900015 **241 HAMILTON AVENUE, GREENWICH.** Appeal of HM Hamilton, LLC for modification of a condition on a previously approved variance limiting the use of the existing dwelling to two families as opposed to the three existing on a lot located in the R-6 zone was denied.
- No. 2 PLZE20190059 **96 RIVER ROAD, COS COB .** Appeal of Olga Misevichene for a variance of required side and combined side yard setback to permit the construction of a new accessory building lot located R-7 zone was denied.
- No. 3 PLZE201900065 **8 VISTA AVENUE, OLD GREENWICH.** Appeal of Paula and Kevin Ertel for special exception approval to permit the construction of a new accessory structure on a lot located in the R-12 zone was granted.
- No. 4 PLZE201800771 **260 STANWICH ROAD, GREENWICH .** Appeal of Dulce Miller for a variance of required lot shape and house location to permit the construction of a new dwelling located in the RA-1 zone was granted.
- No. 5 PLZE20190001 **25 BUCKFIELD LANE, GREENWICH .** Appeal of Smokey Hill, LLC. for a variance of required paved or gravel way within an access-way to permit a paved way outside the access way of a rear lot located RA-4 zone was granted.
- No. 6 PLZE20190016 **500 and 600 WEST PUTNAM AVENUE, GREENWICH .** Appeal of 500 WPA, LLC. And Putnam 600 Acquisitions, LLC. for a variance of front yard setback required to permit the construction of a new residential building located in the GBO zone was denied.

Dated: March 18, 2019

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, March 6, 2019 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

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

EXCUSED: Joe Angland & Frank O'Conner

The following appeals were heard:

APPEAL No. PLZE201900015

Appeal of HM Hamilton, LLC, 241 Hamilton Avenue, Greenwich for modification of a condition on a previously approved variance limiting the use of the existing dwelling to two families as opposed to the three existing on a lot located in the R-6 zone.

It was unanimously RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify removing the previous condition requiring the existing Three family dwelling to be converted into a two family dwelling. Accordingly, the appeal is denied.

APPEAL No. PLZE2 01900059

Appeal of Olga Misevichene, 96 River Road, Cos Cob for a variance of required side and combined side yard setback to permit the construction of a new accessory building lot located 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 side and combined side yard setbacks. Accordingly, the appeal is denied.

APPEAL No. PLZE201900065

Appeal of Paula and Kevin Ertel, 8 Vista Avenue, Old Greenwich for special exception approval to permit the construction of a new accessory structure on a lot located in the R-12 zone.

It was RESOLVED that said appeal be granted with conditions.

After due consideration, the Board finds that the special exception standards as provided by Sections 6-19, 6-20 and 6-95(a)(2) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new accessory structure is granted on the condition that a 6 foot tall solid plank fence be installed and maintained between the properties of 8 Vista Avenue and 17 Shore Acre Drive.

Mr. Rogozinski made a motion to approve the special exception which was seconded by Mr. Delmhorst. Messrs. Vecchiolla, Sullivan, Delmhorst and Rogozinski voted in favor of the motion. Ms. Kirkpatrick voted against.

APPEAL No. PLZE201800771

Appeal of Dulce Miller, 260 Stanwich Road, Greenwich for a variance of required lot shape and house location to permit the construction of a new 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 lot's topography and the existence of wetlands. The Board notes the request from the Wetlands Agency to reconfigure the lot lines to allow for less disturbance to the wetlands. Therefore, the requested variance required lot shape and house location, is granted from section 6-205(a).

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. PLZE201900001

Appeal of Smokey Hill, LLC, 25 Buckfield Lane Greenwich for a variance of required paved or

gravel way within an access-way to permit a paved way outside the access way of a rear lot located RA-4 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 large diameter trees that would be removed to install a compliant driveway. Therefore, the requested variance required paved or gravel way within an access-way, is granted from section 6-131(a).

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. PLZE201900016

Appeal of 500 WPA, LLC and Putnam 600 Acquisitions, LLC, 500 and 600 West Putnam Avenue, Greenwich for a variance of front yard setback required to permit the construction of a new residential building located in the GBO zone.

It was RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested variance front yard setbacks. Accordingly, the appeal is denied.

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

The date of these minutes and rendition date of said decisions is March 18, 2019.

The next regular meeting is scheduled to be heard on March 20, 2019.

Arthur Delmhorst, Secretary