

1. Public Notice 3/9/22

Documents:

[PUBLIC NOTICE 3-9-22.DOC](#)

2. Decisions 3/9/22

Documents:

[D 3-9-22.PDF](#)

2.I. Minutes 3/9/22

Documents:

[3-9-22.PDF](#)

Attention: - Greenwich Times

Advertise 1 time **2/25/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **3/2/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, March 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 PLZE20220005 **7 WEST WAY , OLD GREENWICH.** Appeal of Matthew Gordon for variances of front and rear yard setbacks to permit the addition of a front dormer and correction of rear deck dimension on an existing dwelling located in the R-20 zone.

No. 2 PLZE202200015 **8 RIVERSIDE AVENUE , RIVERSIDE** Appeal of St Catherine's of Sienna and St Agnes Parish Corporation for a variance allowable parking to permit use of the churches parking for a commercial business located in the R-12 zone.

Dated: February 25, 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 3/9/22**

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. PLZE202200005 through Appeal No. PLZE202200015 described below heard March 9, 2022 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is April 4, 2022.

No. 1 PLZE202200005 **7 WEST WAY, OLD GREENWICH.** Appeal of Matthew Gordon for variances of front and rear yard setbacks to permit the addition of a front dormer and correction of rear deck dimension on an existing dwelling located in the R-20 zone was granted in part and denied in part.

No. 2 PLZE202200015 **8 RIVERSIDE AVENUE, RIVERSIDE** Appeal of St Catherine's of Sienna and St Agnes Parish Corporation for a variance allowable parking to permit use of the churches parking for a commercial business located in the R-12 zone was granted with conditions.

Dated: April 4, 2022

MINUTES:

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

PRESENT: Arthur Delmhorst, Acting Chairman
John Vecchiolla, Acting Secretary
Ken Rogozinski
Frank Baratta
James Ivester

EXCUSED: Patricia Kirkpatrick
Wayne Sullivan
Robert Nalewajek

The following appeals were heard:

APPEAL No. PLZE2022000 05

Appeal of Matthew Gordon, 7 West Way, Old Greenwich for variances of front and rear yard setbacks to permit the addition of a front dormer and correction of rear deck dimension on an existing dwelling located in the R-20 zone.

Mr. Lance Zimmerman presented this application. Neighboring owners Mr. Arnold Karp, Ms. Lisa Baird, Mr. Dino Trevisani and Mr. Jonathan Streep opposed this application. Previous Appeal No. PLZE202000013 on this matter was granted on May 13, 2020. This Appeal was granted in part and denied in part as follows:

On a motion made by Mr. Ken Rogozinski and seconded by Mr. James Eric Ivester, it was unanimously resolved to bifurcate this appeal into two motions.

On a motion made by Mr. Ken Rogozinski and seconded by Mr. Frank Baratta for the approval of the front yard variance for the 4th dormer was unanimously approved.

On motion made by Mr. John Vecchiolla and seconded by Mr. Frank Baratta to deny the variance for the rear setback to correct the rear deck dimension was passed 4-1-0 with Mr. Arthur Delmhorst, Mr. John L. Vecchiolla, Mr. Frank Baratta and Mr. James Eric Ivester voting in favor of the motion and Mr. Ken Rogozinski voting in the negative.

APPEAL No. PLZE2022000 15

Appeal of St Catherine's of Sienna and St Agnes Parish Corporation, 8 Riverside Avenue, Riverside for a variance allowable parking to permit use of the churches parking for a commercial business located in the R-12 zone.

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

On motion made by Mr. Ken Rogozinski and seconded by Mr. James Eric Ivester, it was unanimously resolved to grant this variance with the condition that the forty-six (46) parking spaces be used for valet and employee parking by the J House restaurant.

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

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

John Vecchiolla, Acting Secretary