

1. Public Notice - 3/10/21

Documents:

[PUBLIC NOTICE 3-10-21.PDF](#)

1.1. Decisions 3/10/21

Documents:

[D 3-10-21.PDF](#)

1.1.i. Minutes 3/10/21

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Attention: - Greenwich Times

Advertise 1 time **2/26/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

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

PUBLIC NOTICE

Notice is hereby given that on Wednesday, March 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 PLZE202000052 **1 MEADOW WOOD DRIVE, GREENWICH.** Appeal of Sherry L. Delany for a variances of required lot shape and frontage to permit a two lot subdivision located in the R-20 zone.
- No. 2 PLZE20210008 **4 JONES PARK DRIVE, RIVERSIDE** . Appeal of Christopher Dave, owner, & Jones Park Drive, LLC. for a variance of allowable fence/landscaping height to permit existing fencing and landscaping to remain on a corner lot located in the R-12 zone.
- No. 3 PLZE20210009 **9 INDIAN ROCK LANE , GREENWICH** Appeal of the Town of Greenwich Board of Education, owner, & Thomas Healy, applicant for a variance of allowable sign area to permit the placement of a new sign located in the R-12 zone.

Dated: February 26, 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 3/10/21**

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. PLZE202000052 through Appeal No. PLZE20210009 described below heard March 10, 2021 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is March 22, 2021.

- No. 1 PLZE202000052 **1 MEADOW WOOD DRIVE, GREENWICH.** Appeal of Sherry L. Delany for a variance of required lot shape and required frontage to permit a 2 lot subdivision located in the R-20 zone was continued.
- No. 2 PLZE20210008 **4 JONES PARK DRIVE, RIVERSIDE.** Appeal of Christopher Dave, owner, & Jones Park Drive, LLC. for a variance of allowable fence/landscaping height to permit existing fencing and landscaping to remain on a corner lot located in the R-12 zone was granted with conditions.
- No. 3 PLZE20210009 **9 INDIAN ROCK LANE, GREENWICH** Appeal of the Town of Greenwich Board of Education, owner, & Thomas Healy, applicant for a variance of allowable sign area to permit the placement of a new sign located in the R-12 zone was granted.

Dated: March 22, 2021

MINUTES:

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

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

EXCUSED: James Ivester

The following appeals were heard:

APPEAL No. PLZE2020 00052

Appeal of Sherry L. Delany, 1 Meadow Wood Drive, Greenwich for a variance of required lot shape to permit a 2 lot subdivision 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, Ken Rogozinski, Wayne Sullivan and John Vecchiolla.

APPEAL No. PLZE20210008

Appeal of Christopher Dave, Owner, & Jones Park Drive, LLC, 4 Jones Park Drive, Riverside for a variance of allowable fence/landscaping height to permit existing fencing and landscaping to remain on a corner lot 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 some conditions which include trees and walls which predate the current regulations. Therefore, the requested variance allowable fence/landscaping height within a buffered area is granted from sections 6-126 with the condition that the site line visibility be maintained.

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, Wayne Sullivan and John Vecchiolla.

APPEAL No. PLZE20210009

Appeal of the Town of Greenwich Board of Education, Owner, & Thomas Healy, applicant, 9 Indian Rock Lane, Greenwich for a variance of allowable sign area to permit the placement of a new sign located in the R-12 zone.

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

After due consideration, the Board finds there is hardship due to need to inform the public of school meetings and activities. Therefore, the requested variance of allowable sign area is granted from sections 6-163 (4).

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

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

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

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

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

Arthur Delmhorst, Secretary