

1. Public Notice 3/20/19

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1.1. Decisions 3/20/19

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1.1.i. Minutes 3/20/19

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Attention: - Greenwich Times

Advertise 1 time **3/8/19** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **3/13/19** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, March 20, 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 PLZE20190027 **46 MEADOW ROAD, RIVERSIDE** . Appeal of Amy Keohane & John Hartig for variances of front and rear yard setback required to permit an addition to a dwelling located in the R-12 zone.
- No. 2 PLZE20190076 **34 CONNECTICUT AVENUE , GREENWICH** . Appeal of Jonathan and Helaine Winer for a variance of rear yard setback required to permit an addition to a dwelling located in the R-6 zone.
- No. 3 PLZE201900109 **28 CARY ROAD, RIVERSIDE** . Appeal of George Flouty for a variance of front yard setback required to permit the construction of a new dwelling located in the R-7 zone.

Dated: March 8, 2019
Chairman

Patricia Kirkpatrick,

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 3/20/19**

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. PLZE201900027 through Appeal No. PLZE201900109 described below heard March 20, 2019 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is April 1, 2019.

No. 1 PLZE20190027 **46 MEADOW ROAD, RIVERSIDE** . Appeal of Amy Keohane & John Hartig for variances of front and rear yard setback required to permit an addition to a dwelling located in the R-12 zone was granted with conditions.

No. 2 PLZE20190076 **34 CONNECTICUT AVENUE, GREENWICH** . Appeal of Jonathan and Helaine Winer for a variance of rear yard setback required to permit an addition to a dwelling located in the R-6 zone was denied.

No. 3 PLZE201900109 **28 CARY ROAD, RIVERSIDE** . Appeal of George Flouty for a variance of front yard setback required to permit the construction of a new dwelling located in the R-7 zone was granted with conditions.

Dated: April 1, 2019

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, March 20, 2019 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

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

EXCUSED: Joe Angland

The following appeals were heard:

APPEAL No. PLZE2019 00027

Appeal of Amy Keohane & John Hartig, 46 Meadow Road, Riverside for variances of front and rear yard setback required to permit an addition to a dwelling located in the R-12 zone.

It was 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 shape combined with the location of wetlands on the property. Therefore, the requested variances of front and rear yard setback is granted from sections 6-203 and 6-205 with the condition that there be no deck or patio constructed to the rear of the building.

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

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. PLZE2019 00076

Appeal of Jonathan and Helaine Winer, 34 Connecticut Avenue, Greenwich for a variance of rear yard setback required to permit an addition to a dwelling located in the R-6 zone.

It was RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested variances of floor area ratio, rear and front yard setback. Accordingly, the appeal is denied.

Mr. Vecchiolla made a motion to approve the variance which was seconded by Mr. Sullivan. Messrs. Sullivan, Delmhorst and Vecchiolla voted in favor of the motion. Ms. Kirkpatrick and Mr. Baratta voted against the motion. Having failed to receive four affirmative votes the motion does not pass and the appeal is denied.

APPEAL No. PLZE2 01900109

Appeal of George Flouty, 28 Cary Road, Riverside for a variance of front yard setback required to permit the construction of a new dwelling located in the R-7 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 width combined with the deficient right of way width. Therefore, the requested variance of front yard setback is granted from sections 6-203 and 6-205 with the condition that the dwelling be constructed with a setback of 19.5 feet with a deck extending to 13.6 feet, as shown on zoning location survey Earth Image plan ZL3, dated 3/11/19.

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 April 1, 2019.

The next regular meeting is scheduled to be heard on April 10, 2019.

Arthur Delmhorst, Secretary