

1. Public Notice - 3/23/21

Documents:

[PUBLIC NOTICE 3-23-22.PDF](#)

1.1. Decisions 3/23/22

Documents:

[D 3-23-22.PDF](#)

1.1.i. Minutes 3/23/22

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Attention: - Greenwich Times

Advertise 1 time **3/11/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **3/16/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, March 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 PLZE202200013 **10 HAMILTON AVENUE, GREENWICH** Appeal of Arnold Foods, Inc., for a variance of floor area ratio to permit the construction of a generator enclosure on a commercial property located in the GB zone.
- No. 2 PLZE202200016 **106 NORTH STREET , GREENWICH** Appeal of 106 North Street, LLC., for special exception approval to permit the construction of a new garage with study on a lot located in the R-20 zone.
- No. 3 PLZE202200017 **2 LIGHTHOUSE LANE, OLD GREENWICH** Appeal of 2 Lighthouse Lane, LLC., for a variance of street side yard setback to permit the construction of a new dwelling located in the R-12 zone.
- No. 4 PLZE202200019 **50 NORTH PORCHUCK ROAD, GREENWICH** Appeal of Anna and Gregory Browne for a variance of front yard setback to permit the construction of a new dwelling and detached garage located in the RA-4 zone.

Dated: March 11, 2022
Chairman

Patricia Kirkpatrick,

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 3/23/22**

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. PLZE202200013 through Appeal No. PLZE202200019 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 April 4, 2022.

- No. 1 PLZE202200013 **10 HAMILTON AVENUE, GREENWICH** Appeal of Arnold Foods, Inc., for a variance of floor area ratio to permit the construction of a generator enclosure on a commercial property located in the GB zone was granted.
- No. 2 PLZE202200016 **106 NORTH STREET , GREENWICH** Appeal of 106 North Street, LLC., for special exception approval to permit the construction of a new garage with study on a lot located in the R-20 zone was granted.
- No. 3 PLZE202200017 **2 LIGHTHOUSE LANE, OLD GREENWICH** Appeal of 2 Lighthouse Lane, LLC., for a variance of street side yard setback to permit the construction of a new dwelling located in the R-12 zone was continued.
- No. 4 PLZE202200019 **50 NORTH PORCHUCK ROAD, GREENWICH** Appeal of Anna and Gregory Browne for a variance of front yard setback to permit the construction of a new dwelling and detached garage located in the RA-4 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 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

EXCUSED: Wayne Sullivan & James Ivester

The following appeals were heard:

APPEAL No. PLZE2022000 13

Appeal of Arnold Foods, Inc., 10 Hamilton Avenue, Greenwich for a variance of floor area ratio to permit the construction of a generator enclosure on a commercial property located in the GB 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 previously removed thrift store building which, after the construction of the proposed enclosure would result in a net decrease of floor area.

Therefore, the requested variance of floor area ratio granted from sections 6-9, 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, John Vecchiolla, Ken Rogozinski and Robert Nalewajek.

APPEAL No. PLZE2022000 16

Appeal of 106 North Street, LLC., 106 North Street, Greenwich for special exception approval to permit the construction of a new garage with study on a lot located in the R-20 zone.

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

After due consideration, the Board finds that the special exception standards as provided by sections 6-19, 6-20, 6-95 (a)(2)(A) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new 1,060 square foot garage is granted.

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

APPEAL No. PLZE2 022000 17

Appeal of 2 Lighthouse Lane, LLC., 2 Lighthouse Lane, Old Greenwich for a variance of street side yard setback to permit the construction of a new dwelling located in the R-12 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, John Vecchiolla, Ken Rogozinski and Robert Nalewajek.

APPEAL No. PLZE202 2000 19

Appeal of Anna and Gregory Browne, 50 North Porchuck Road, Greenwich for a variance of front yard setback to permit the construction of a new dwelling and detached garage located in the RA-4 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 topography and the existence of wetlands 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(a) with the condition that 6-8 foot evergreen screening be placed along North Porchuck Rd., starting at a point perpendicular to the NE corner of the new garage extending along North Porchuck Rd. to a point perpendicular to the SE corner of the new dwelling. if the owner of the neighboring property does not grant the required easement, that this approval will be null and void.

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

The date of these minutes and rendition date of said decisions is April 4, 2022.

The next regular meeting is scheduled to be heard on April 13, 2022.

Arthur Delmhorst, Secretary