

1. Public Notice - 3/24/21

Documents:

[PUBLIC NOTICE 3-24-21CORRECTED.PDF](#)

1.1. Decisions 3/24/21

Documents:

[D 3-24-21.PDF](#)

1.1.i. Minutes 3/24/21

Documents:

[3-24-21.PDF](#)

Attention: - Greenwich Times

Advertise 1 time **3/12/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **3/17/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, March 24, 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 PLZE20210007 **44-48 WEST PUTNAM AVENUE, GREENWICH.** Appeal of Paradigm 44-48 WPA LLC. for a variance of floor area ratio to permit alterations to an existing building lot located in the CGBR zone.
- No. 2 PLZE20210009A **24 MEADOW ROAD, GREENWICH** Appeal of Ryan and Elizabeth McIntyre for a variance of rear yard setback to permit the construction of a new garage located in the R-12 zone.
- No. 3 PLZE202100010 **131 SHORE ROAD, OLD GREENWICH** Appeal of Matthew and Julie DesChamps for a variance of front yard setback to permit the construction of a new pool located in the R-12 zone.
- No. 4 PLZE202100011 **8 HILL LANE AVENUE, RIVERSIDE** Appeal of Soraya Mariel and Arthur Robinson for a variance of rear yard setback to permit an addition to an existing dwelling located in the R-20 zone.
- No. 5 PLZE202100012 **5 BOLLING PLACE, RIVERSIDE** Appeal of Joseph and Elise Schohn for a variance of allowable building height within setback to permit an addition to an existing dwelling located in the R-6 zone.
- No. 6 PLZE202100013 **99, 103, 105, & 107 DINGLETOWN ROAD, GREENWICH.** Appeal of Gary Silberberg for a variance of required driveway width on lots located in the RA-2 zone.

Dated: March 12, 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 3/24/21**

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. PLZE20210007 through Appeal No. PLZE20210013 described below heard March 24, 2021 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is April 5, 2021.

- No. 1 PLZE20210007 **44-48 WEST PUTNAM AVENUE, GREENWICH.** Appeal of Paradigm 44-48 WPA LLC. for a variance of floor area ratio to permit alterations to an existing building lot located in the CGBR zone was granted.
- No. 2 PLZE20210009A **24 MEADOW ROAD, GREENWICH** Appeal of Ryan and Elizabeth McIntyre for a variance of rear yard setback to permit the construction of a new garage located in the R-12 zone was granted.
- No. 3 PLZE202100010 **131 SHORE ROAD, OLD GREENWICH** Appeal of Matthew and Julie DesChamps for a variance of front yard setback to permit the construction of a new pool located in the R-12 zone was granted with conditions.
- No. 4 PLZE202100011 **8 HILL LANE AVENUE, RIVERSIDE** Appeal of Soraya Mariel and Arthur Robinson for a variance of rear yard setback to permit an addition to an existing dwelling located in the R-20 zone was continued.
- No. 5 PLZE202100012 **5 BOLLING PLACE, RIVERSIDE** Appeal of Joseph and Elise Schohn for a variance of allowable building height within setback to permit an addition to an existing dwelling located in the R-6 zone was denied.
- No. 6 PLZE202100013 **99, 103, 105, & 107 DINGLETOWN ROAD, GREENWICH.** Appeal of Gary Silberberg for a variance of required driveway width on lots located in the RA-2 zone was granted.

Dated: April 5, 2021

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, March 24, 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. PLZE20210007

Appeal of Paradigm 44-48 WPA LLC, 44-48 West Putnam Avenue, Greenwich for a variance of floor area ratio to permit alterations to an existing building lot located in the CGBR zone.

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

The Board finds, after due consideration, there is hardship due to the location of the structure on the lot, having been constructed prior to zoning regulation, the topography of the lot, and the changes in the regulations which cause the lower level to now be considered a story and include the floor area of the lower level to be calculated as part of the floor area ratio. Accordingly, the requested variance of floor area ratio as provided by Sections 6-203 and 6-205 of the Building Zone Regulations is granted.

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

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

APPEAL No. PLZE20210009A

Appeal of Ryan and Elizabeth McIntyre, 24 Meadow Road, Greenwich for a variance of rear yard setback to permit the construction of a new garage 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 the lot's size combined with the location of the existing house and topography. Therefore, the requested variance of rear yard setback is granted from sections 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, Ken Rogozinski, Wayne Sullivan and John Vecchiolla.

APPEAL No. PLZE2 0210010

Appeal of Matthew and Julie DesChamps 131 Shore Road, Old Greenwich for a variance of front yard setback to permit the construction of a new pool located in the R-12 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 location and orientation of the existing dwelling and garage. Therefore, the requested variance of front yard setback is granted from sections 6-203 and 6-205 with the existing screen around the proposed pool area 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. PLZE20210011

Appeal of Soraya Mariel and Arthur Robinson, 8 Hill Lane Avenue, Riverside for a variance of rear yard setback to permit an addition to an existing dwelling 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. PLZE20210012

Appeal of Joseph and Elise Schohn, 5 Bolling Place, Riverside for a variance of allowable building height within setback to permit an addition to an existing dwelling 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 the requested variances of allowable building height within setback. Accordingly, the appeal is denied.

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

APPEAL No. PLZE20210013

Appeal of Gary Silberberg, 99, 103, 105, & 107 Dingtletown Road, Greenwich for a variance of required driveway width on lots located in the RA-2 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 location of wetlands and ledge on the lot
Therefore, the requested variance of required driveway and should width granted from sections 6-131(b) 3 &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.

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 April 5, 2021 .

The next regular meeting is scheduled to be heard on April 14, 2021.

Arthur Delmhorst, Secretary