

1. Public Notice - 4/13/22

Documents:

[PUBLIC NOTICE 4-13-22.PDF](#)

1.1. Decisions 4/13/22

Documents:

[D 4-13-22.PDF](#)

1.1.i. Minutes 4/13/21

Documents:

[4-13-22.PDF](#)

1.1.i.1. Executive Session Decision 4/13/22

Documents:

[4-13-22 EXECUTIVE.PDF](#)

Attention: - Greenwich Times

Advertise 1 time **4/1/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **4/6/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, April 13, 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:

Notice is hereby given that on April 13, 2022 at the conclusion of the regular meeting, an Executive Session will be held by the Planning and Zoning Board of Appeals to discuss pending litigation for Karen Andrews vs. Planning and Zoning Board of Appeals et al, regarding a property at 5 Oak Lane, Old Greenwich...

- No. 1 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. 2 PLZE202200014 **8 MIAMI COURT COB COB.** Appeal of Cos Cob Volunteer Services Foundation for a special exception approval to permit the construction of a new 1,200 square foot garage located in the R-7 zone.
- No. 3 PLZE202200020 **11 CARY ROAD RIVERSIDE.** Appeal of Patrick and Rebecca Toohey for variances front and street side yard setbacks to permit additions to an existing dwelling located in the R-7 zone.
- No. 4 PLZE202200021 **31 VISTA DRIVE , GREENWICH.** Appeal of MJKD, LLC for a variance of allowable building height to permit the construction of a new dwelling located in the R-20 zone.

Dated: April 1, 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 4/13/22**

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. PLZE202200014 through Appeal No. PLZE202200021 described below heard April 13, 2022 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is April 25, 2022.

No. 1 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. 2 PLZE202200014 **8 MIAMI COURT COC COB.** Appeal of Cos Cob Volunteer Services Foundation for a special exception approval to permit the construction of a new 1,200 square foot garage located in the R-7 zone was granted with conditions.

No. 3 PLZE202200020 **11 CARY ROAD RIVERSIDE.** Appeal of Patrick and Rebecca Toohey for variances front and street side yard setbacks to permit additions to an existing dwelling located in the R-7 zone was granted with conditions.

No. 4 PLZE202200021 **31 VISTA DRIVE, GREENWICH.** Appeal of MJKD, LLC for a variance of allowable building height to permit the construction of a new dwelling located in the R-20 zone was continued.

Dated: April 25, 2022

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, April 13, 2022 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
James Ivester
Robert Nalewajek

EXCUSED:

The following appeals were heard:

APPEAL No. PLZE2022000 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, Wayne Sullivan, John Vecchiolla and Ken Rogozinski.

APPEAL No. PLZE2022000 14

Appeal of Cos Cob Volunteer Services Foundation, 8 Miami Court, Cos Cob for a special exception approval to permit the construction of a new 1,200 square foot garage 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 that the special exception standards as provided by Sections 6-19, 6-20 and 6-95 (a) (2) of the Building Zone Regulations have been met. Accordingly, the special exception approval to permit the construction of a new 1,200 square foot garage is granted with the condition that 6 foot evergreen screening be placed and

maintained along the northerly and easterly lot lines in the area adjacent to the proposed garage

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

APPEAL No. PLZE2 02200020

Appeal of Patrick and Rebecca Toohey, 11 Cary Road, Riverside for variances front and street side yard setbacks to permit additions to an existing 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 shape and location of the existing house combined with the lot being bordered by two roads. Therefore, the requested variances of front and street side yard setback are granted from sections 6-203 and 6-205 with the condition that if the dwelling is taken down to the foundation, the applicant would need to submit a new application with the Board.

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, Wayne Sullivan, John Vecchiolla and Ken Rogozinski.

APPEAL No. PLZE202 200021

Appeal of MJKD, LLC, 31 Vista Drive, Greenwich for a variance of allowable building height to permit the construction of a new 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, Wayne Sullivan, John Vecchiolla and Ken Rogozinski.

The date of these minutes and rendition date of said decisions is April 25, 2022.

The next regular meeting is scheduled to be heard on April 27, 2022.

Arthur Delmhorst, Secretary

**MINUTES OF A MEETING OF THE GREENWICH ZONING BOARD OF APPEALS, TO
DISCUSS PERNDING LITIGATION FOR Karen Andrews. Vs, ZONING BOARD OF
APPEALS et al. HELD ON April 13th, 2022**

Board members present: Patricia Kirkpatrick, Art Delmhorst, Ken Rogozinski, Wayne Sullivan, John Vecchiolla, Frank Baratta and Eric Ivester.

Board members voting on the agreement were: Patricia Kirkpatrick, Art Delmhorst, Ken Rogozinski, Wayne Sullivan and John Vecchiolla.

Staff present: Jodi Couture, Zoning Enforcement Officer.

PUBLIC MEETING

John Vecchiolla moved to go into executive session at 7:46 which was seconded by Art Delmhorst. Patricia Kirkpatrick, Art Delmhorst, Ken Rogozinski, Wayne Sullivan and John Vecchiolla voted in favor.

At 7:58, Ken Rogozinski moved to come out of executive session which was seconded by John Vecchiolla. Patricia Kirkpatrick, Art Delmhorst, Ken Rogozinski, Wayne Sullivan, John Vecchiolla voted in favor.

At 7:58, John Vecchiolla moved to approved the Stipulated agreement proposed to construct a new 2 car garage. The motion was seconded by Wayne Sullivan. Patricia Kirkpatrick, Art Delmhorst, Ken Rogozinski, Wayne Sullivan, John Vecchiolla voted in favor.

The Meeting was adjourned on or around 8:00 p.m.