

1. Public Notice 4/14/21

Documents:

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1.i. Decisions 4/14/21

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1.i.i. Minutes 4/14/21

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Attention: - Greenwich Times

Advertise 1 time **4/2/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **4/7/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, April 14, 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 PLZE20210014, **5 OAK LANE, OLD GREENWICH.** Appeal of Patricia Hannigan for a variance of front yard setback to permit the addition of a second story onto a proposed two car garage which was previously approved under appeal number PLZE201700056 on a lot located in the R-12 zone.
- No. 2 PLZE20210015, **85 PECKSLAND ROAD, GREENWICH.** Appeal of Elena Bowes for a variance of street side yard setback to permit the placement of a new storage shed and open arbor a lot located in the RA-4 zone.
- No. 3 PLZE20210017, **12 MIDDLE WAY, OLD GREENWICH.** Appeal of Frederic and Stacey Newman for a variance of front yard setback to permit and addition to an existing dwelling located in the R-20 zone.
- No. 4 PLZE20210019, **210 NORTH STREET, GREENWICH.** Appeal of 210 North Street, LLC. for a variance of front yard setback to permit an addition to an existing dwelling located in the RA-1 zone.
- No. 5 PLZE20210020, **43 MAPLE AVE, GREENWICH.** Appeal of Lawrence Allen for modification of a settlement agreement pertaining to appeal numbers 8113 & 9384 for a multifamily dwelling in the R-20 zone.

Dated: April 2, 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 4/14/21**

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. PLZE20210014 through Appeal No. PLZE20210020 described below heard April 14, 2021 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is April 26, 2021.

No. 1 PLZE20210014, **5 OAK LANE, OLD GREENWICH.** Appeal of Patricia Hannigan for a variance of front yard setback to permit the addition of a second story onto a proposed two car garage which was previously approved under appeal number PLZE201700056 on a lot located in the R-12 zone was continued.

No. 2 PLZE20210015, **85 PECKSLAND ROAD, GREENWICH.** Appeal of Elena Bowes for a variance of street side yard setback to permit the placement of a new storage shed and open arbor a lot located in the RA-4 zone granted with conditions.

No. 3 PLZE20210017, **12 MIDDLE WAY, OLD GREENWICH.** Appeal of Frederic and Stacey Newman for a variance of front yard setback to permit and addition to an existing dwelling located in the R-20 zone granted.

No. 4 PLZE20210019, **210 NORTH STREET, GREENWICH.** Appeal of 210 North Street, LLC. for a variance of front yard setback to permit an addition to an existing dwelling located in the RA-1 zone continued.

No. 5 PLZE20210020, **43 MAPLE AVE, GREENWICH.** Appeal of Lawrence Allen for modification of a settlement agreement pertaining to appeal numbers 8113 & 9384 for a multifamily dwelling in the R-20 zone was denied.

Dated: April 26, 2021

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, April 14, 2021 at 7:00 P. M. on the Zoom Website, pursuant to due notice.

PRESENT: John Vecchiolla, Acting Chairman
Arthur Delmhorst, Secretary
Ken Rogozinski
Wayne Sullivan
Robert Nalewajek

EXCUSED: Patricia Kirkpatrick, James Ivester & Frank Baratta

The following appeals were heard:

APPEAL No. PLZE20210014

Appeal of Patricia Hannigan 5 Oak Lane, Old Greenwich for a variance of front yard setback to permit the addition of a second story onto a proposed two car garage which was previously approved under appeal number PLZE201700056 on a lot located in the R-12 zone.

It was unanimously RESOLVED that said appeal be continued at the applicant's request.

APPEAL No. PLZE20210015

Appeal of Elena Bowes, 85 Pecksland Road, Greenwich for a variance of street side yard setback to permit the placement of a new storage shed and open arbor a lot 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 combined with it being a corner lot with a deficient right of way width. Therefore, the requested variance of street side yard setback is granted from sections 6-203 & 6-205(a) with the conditions that the existing screening be maintained and that the proposed shed be no taller than 8 foot 10 inches in height.

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. PLZE2 0210017

Appeal of Frederic and Stacey Newman, 12 Middle Way, Old Greenwich for a variance of front yard setback to permit and addition to an existing dwelling located in the R-20 zone.

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

After due consideration, the Board finds there is hardship due to the deficient right of way width combined with the location of the existing dwelling. Therefore, the requested variance of front 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.

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

APPEAL No. PLZE20210019

Appeal of 210 North Street, LLC, 210 North Street, Greenwich for a variance of front yard setback to permit an addition to an existing dwelling located in the RA-1 zone.

It was unanimously RESOLVED that said appeal be continued at the applicant's request.

APPEAL No. PLZE20210020

Appeal of Lawrence Allen, 43 Maple Avenue, Greenwich for modification of a settlement agreement pertaining to appeal numbers 8113 & 9384 for a multifamily dwelling in the R-20 zone.

It was unanimously RESOLVED that said request be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested modification of a settlement agreement. Accordingly, the appeal is denied.

The denial of the settlement modification in no way precludes the applicant to adding a 5th unit.

The date of these minutes and rendition date of said decisions is **April 26, 2021** .

The next regular meeting is scheduled to be heard on **April 28, 2021** .

Arthur Delmhorst, Secretary