

1. Public Notice 4/24/19

Documents:

[PUBLIC NOTICE 4-24-19.PDF](#)

1.1. Decisions 4/24/19

Documents:

[D 4-24-19.PDF](#)

1.1.i. Minutes 4/24/19

Documents:

[4-24-19.PDF](#)

---

Attention: - Greenwich Times

Advertise 1 time **4/12/19** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **4/17/19** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

## **PUBLIC NOTICE**

Notice is hereby given that on Wednesday, April 24, 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 PLZE201900120, **68 ARCH STREET, GREENWICH.** Appeal of 68 Arch, LLC. for variances of side yard setback, sign location and require clearance to permit the placement of a new generator and sign on a commercial property located in the CGB zone.
- No. 2 PLZE201900142 **561 WEST PUTNAM AVENUE, GREENWICH.** Appeal of O&B Associates LLC., owner, and Riverside Service, LLC., applicant, alleging error in the Zoning Enforcement Officer's issuance of a Cease and Desist order regarding a previous condition prohibiting outdoor storage of vehicles on a property located in the GBO zone.
- No. 3 PLZE201900141 **561 WEST PUTNAM AVENUE, GREENWICH.** Appeal of O&B Associates LLC., owner, Riverside Service, LLC., applicant, requesting a modification of a previous condition prohibiting outdoor storage of vehicles on a property located in the GBO zone.
- No. 4 PLZE201900127 **20 GILLIAM LANE , GREENWICH.** Appeal of David and Jaime Eisenberg, for a variance of street side yard setback to permit additions and renovations to a dwelling located in the R-20 zone.
- No. 5 PLZE201900155 **24 WESSELS PLACE GREENWICH.** Appeal of David and Juan Cruz Razuri and Alicia Cruz, for a variance of allowable fence height to permit an existing fence to remain on a property located in the R-6 zone.

Dated: April 12, 2019  
Chairman

Patricia Kirkpatrick,

**TOWN OF GREENWICH  
PLANNING & ZONING BOARD OF APPEALS  
PUBLIC NOTICE: DECISIONS 4/24/19**

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. PLZE201900120 through Appeal No. PLZE201900155 described below heard April 24, 2019 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is May 6, 2019.

- No. 1 PLZE201900120, **68 ARCH STREET, GREENWICH.** Appeal of 68 Arch, LLC. for variances of side yard setback, sign location and require clearance to permit the placement of a new generator and sign on a commercial property located in the CGB zone was granted with conditions.
- No. 2 PLZE201900142 **561 WEST PUTNAM AVENUE, GREENWICH.** Appeal of O&B Associates LLC., owner, and Riverside Service, LLC., applicant, alleging error in the Zoning Enforcement Officer's issuance of a Cease and Desist order regarding a previous condition prohibiting outdoor storage of vehicles on a property located in the GBO zone was withdrawn.
- No. 3 PLZE201900141 **561 WEST PUTNAM AVENUE, GREENWICH.** Appeal of O&B Associates LLC., owner, Riverside Service, LLC., applicant, requesting a modification of a previous condition prohibiting outdoor storage of vehicles on a property located in the GBO zone was continued.
- No. 4 PLZE201900127 **20 GILLIAM LANE , GREENWICH.** Appeal of David and Jaime Eisenberg, for a variance of street side yard setback to permit additions and renovations to a dwelling located in the R-20 zone was withdrawn.
- No. 5 PLZE201900155 **24 WESSELS PLACE GREENWICH.** Appeal of David and Juan Cruz Razuri and Alicia Cruz, for a variance of allowable fence height to permit an existing fence to remain on a property located in the R-6 zone was granted with conditions.

Dated: May 6, 2019

## MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, April 24, 2019 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman  
Arthur Delmhorst, Secretary  
Ken Rogozinski  
Wayne Sullivan  
Joe Angland  
Frank Baratta

EXCUSED: John Vecchiolla  
Frank O'Connor

The following appeals were heard:

**APPEAL No. PLZE2019 00120**

Appeal of 68 Arch, LLC, 68 Arch Street, Greenwich for variances of side yard setback, sign location and required clearance to permit the placement of a new generator and sign on a commercial property located in the CGB 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 combined with the location of an easement on the property. Therefore, the requested variances of side yard setback, sign location and require clearance are granted from sections 6-164, 6-167 and 6-205(b) with the condition that the proposed sign, as shown on the development plan prepared for 68 Arch Street, LLC., dated 8/9/17, be moved back adjacent to the proposed planter and its dimensions be no more than 30 inches in height with a width of 12 inches.

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 00142**

Appeal of O&B Associates LLC., owner, and Riverside Service, LLC., applicant, 561 West Putnam Avenue, Greenwich alleging error in the Zoning Enforcement Officer's issuance of a Cease and Desist order regarding a

previous condition prohibiting outdoor storage of vehicles on a property located in the GBO zone.

This application was withdrawn by the applicant.

**APPEAL No. PLZE2 01900141**

Appeal of O&B Associates LLC., owner, Riverside Service, LLC., applicant, 561 West Putnam Avenue, Greenwich requesting a modification of a previous condition prohibiting outdoor storage of vehicles on a property located in the GBO zone.

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

**APPEAL No. PLZE2 01900127**

Appeal of David and Jaime Eisenberg, 20 Gilliam Lane, Greenwich for a variance of street side yard setback to permit additions and renovations to a dwelling located in the R-20 zone.

This application was withdrawn by the applicant.

**APPEAL No. PLZE2 01900155**

Appeal of David and Juan Cruz Razuri and Alicia Cruz, 24 Wessels Place, Greenwich for a variance of allowable fence height to permit an existing fence to remain on a property located in the R-6 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. Therefore, the requested variance of allowable fence height is granted from section 6-140.2 with the condition that where the fence/wall combination height exceeds the allowable 6 foot 6 inches the top 2 and ½ feet of the fence be lattice.

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 May 6, 2019.**

**The next regular meeting is scheduled to be heard on May 8, 2019.**

Arthur Delmhorst, Secretary