

1. Public Notice - 4/27/22

Documents:

[PUBLIC NOTICE 4-27-22.PDF](#)

1.1. Decisions 4/27/22

Documents:

[D 4-27-22.PDF](#)

1.1.i. Minutes 4/27/22

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Attention: - Greenwich Times

Advertise 1 time **4/15/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **4/20/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, April 27, 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 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 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.
- No. 3 PLZE202200022 **337 VALLEY ROAD, COS COB.** Appeal of Erik Huntington Lee, TR and Christine Mary Lee TR, for a variance of permitted number of stories to permit the construction of a new 3 story dwelling located in the R-12 zone.
- No. 4 PLZE202200024 **5 LINDSAY DRIVE . GREENWICH** Appeal of Andrew McCormack and Aleksandra Janke for a variance of front yard setbacks to permit the installation of a new transformer on a property located in the RA-2 zone.
- No. 5 PLZE202200025 **97 LOCKWOOD ROAD, RIVERSIDE.** Appeal of Darrell & Tara Demakes for variances of front and rear yard setbacks to permit the construction of a new dwelling located in the R-12 zone.
- No. 6 PLZE202200026 **16 ROCK RIDGE AVENUE . GREENWICH** Appeal of Sangyeup Lee & Soohyun Kwon for a variance of front yard setback to permit the installation of a new transformer on a property located in the RA-2 zone.
- No. 7 PLZE202200027 **25 HILLSIDE ROAD . GREENWICH** Appeal of 25 Hillside, LLC. for a variance of side yard setback to permit the installation of a new pool on a property located in the RA-1 zone.

Dated: April 15, 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 4/27/22**

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. PLZE202200017 through Appeal No. PLZE202200027 described below heard April 27, 2022 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is May 9, 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 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 withdrawn.
- No. 3 PLZE202200022 **337 VALLEY ROAD, COS COB.** Appeal of Erik Huntington Lee, TR and Christine Mary Lee TR, for a variance of permitted number of stories to permit the construction of a new 3 story dwelling located in the R-12 zone was granted.
- No. 4 PLZE202200024 **5 LINDSAY DRIVE . GREENWICH** Appeal of Andrew McCormack and Aleksandra Janke for a variance of front yard setbacks to permit the installation of a new transformer on a property located in the RA-2 zone was granted.
- No. 5 PLZE202200025 **97 LOCKWOOD ROAD, RIVERSIDE.** Appeal of Darrell & Tara Demakes for variances of front and rear yard setbacks to permit the construction of a new dwelling located in the R-12 zone was denied.
- No. 6 PLZE202200026 **16 ROCK RIDGE AVENUE . GREENWICH** Appeal of Sangyeup Lee & Soohyun Kwon for a variance of front yard setback to permit the installation of a new transformer on a property located in the RA-2 zone was granted with conditions.
- No. 7 PLZE202200027 **25 HILLSIDE ROAD . GREENWICH** Appeal of 25 Hillside, LLC for a variance of side yard setback to permit the installation of a new pool on a property located in the RA-1 zone was withdrawn.

Dated: May 9, 2022

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, April 27, 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

EXCUSED: Robert Nalewajek

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, Ken Rogozinski, John Vecchiolla and Wayne Sullivan.

APPEAL No. PLZE2022000 21

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.

This application was withdrawn by the applicant.

APPEAL No. PLZE2 022000 22

Appeal of Erik Huntington Lee, TR and Christine Mary Lee TR, 337 Valley Road, Cos Cob for a variance of permitted number of stories to permit the construction of a new 3 story dwelling 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 topography. Therefore, the requested variance of permitted number of stories 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. PLZE202 200024

Appeal of Andrew McCormack and Aleksandra Janke, 5 Lindsay Drive, Greenwich for a variance of front yard setbacks to permit the installation of a new transformer on a property located in the RA-2 zone.

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

The Board, after due consideration, finds there is hardship due to the practical difficulty of placing an electric transformer in a location which comply with both Zoning regulations and utility company requirements. Therefore, the requested variance of front yard setback is granted from sections 6-128, 6-203 & 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, John Vecchiolla and Wayne Sullivan.

APPEAL No. PLZE202200025

Appeal of Darrell & Tara Demakes, 97 Lockwood Road, Riverside for variances of front and rear yard setbacks to permit the construction of a new dwelling located in the R-12 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 rear and front yard setbacks. Accordingly, the appeal is denied.

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

APPEAL No. PLZE202200026

Appeal of Sangyeup Lee & Soohyun Kwon, 16 Rock Ridge Avenue, Greenwich for a variance of front yard setback to permit the installation of a new transformer on a property located in the RA-2 zone.

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

The Board, after due consideration, finds there is hardship due to lot's topography combined with the practical difficulty of placing an electric transformer in a location which comply with utility company requirements. Therefore, the requested variance of front yard setback is granted from sections 6-128, 6-203 & 6-205 with the condition that 5 foot evergreen screening be installed and maintained around the transformer.

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, John Vecchiolla and Wayne Sullivan.

APPEAL No. PLZE202200027

Appeal of 25 Hillside, LLC, 25 Hillside Road, Greenwich for a variance of side yard setback to permit the installation of a new pool on a property located in the RA-1 zone.

This application was withdrawn by the applicant.

The date of these minutes and rendition date of said decisions is May 9, 2022.

The next regular meeting is scheduled to be heard on May 11, 2022.

Arthur Delmhorst, Secretary