

1. Public Notice 5/8/19

Documents:

[PUBLIC NOTICE 5-8-19.PDF](#)

1.I. Decisions 5/8/19

Documents:

[D 5-8-19.PDF](#)

1.II. Minutes 5-8-19

Documents:

[5-8-19.PDF](#)

Attention: - Greenwich Times

Advertise 1 time **4/26/19** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **5/1/19** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, May 8, 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:

Notice is hereby given that on May 8, 2019, at 7:45 P.M. in the Division of Building Inspection Office, 2nd Floor, Town Hall, an Executive Session will be held by the Planning and Zoning Board of Appeals to discuss pending litigation regarding Winer. v. Planning and Zoning Board of Appeals.

- No. 1 PLZE201900161 **10 SHERWOOD AVENUE , GREENWICH.** Appeal of Sherwood Farm, LLC. for a variance of required lot line setbacks for agricultural structures to permit the use of an existing barn and the placement of new mulch storage bins on a property located in the RA-2 zone.
- No. 2 PLZE201900162 **7 HETTIEFRED ROAD , GREENWICH.** Appeal of Richard & April Gasparino for a variance of side yard setback to permit the construction of a new garage located in the RA-1 zone.
- No. 3 PLZE201900176 **1800 EAST PUTNAM AVENUE, GREENWICH.** Appeal of Greenwich Hotel LP/ Greenwich Center LP., owner, Aquarion Water Company, applicant, for a variance of allowable fence/wall height to permit construction of a fence/wall on a property located in the GB zone.
- No. 4 PLZE201900182 **83 ONEIDA DRIVE , GREENWICH.** Appeal of Michael & Olivia Patterson, for a variance of street side yard setback to permit the placement of a pool on a property located in the R-20 zone.
- No. 5 PLZE201900190 **343 WEST PUTNAM AVENUE, GREENWICH .** Appeal of 343 West Putnam Avenue, LLC., owner, Locus Design Collaborative, for special exception approval to permit the change of use from motor vehicle sales and service to a motor vehicle repair located in the GB zone.

Dated: April 26, 2019
Chairman

Patricia Kirkpatrick,

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 5/8/19**

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. PLZE201900161 through Appeal No. PLZE201900189 described below heard May 8, 2019 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is May 20, 2019.

- No. 1 PLZE201900161 **10 SHERWOOD AVENUE, GREENWICH.** Appeal of Sherwood Farm, LLC. for a variance of required lot line setbacks for agricultural structures to permit the use of an existing barn and the placement of new mulch storage bins on a property located in the RA-2 zone was granted with conditions.
- No. 2 PLZE201900162 **7 HETTIEFRED ROAD, GREENWICH.** Appeal of Richard & April Gasparino for a variance of side yard setback to permit the construction of a new garage located in the RA-1 zone was granted.
- No. 3 PLZE201900176 **1800 EAST PUTNAM AVENUE, GREENWICH.** Appeal of Greenwich Hotel LP/ Greenwich Center LP., owner, Aquarion Water Company, applicant, for a variance of allowable fence/wall height to permit construction of a fence/wall on a property located in the GB zone was denied.
- No. 4 PLZE201900182 **83 ONEIDA DRIVE, GREENWICH.** Appeal of Michael & Olivia Patterson, for a variance of street side yard setback to permit the placement of a pool on a property located in the R-20 zone was granted.
- No. 5 PLZE201900190 **343 WEST PUTNAM AVENUE, GREENWICH .** Appeal of 343 West Putnam Avenue, LLC., owner, Locus Design Collaborative, for special exception approval to permit the change of use from motor vehicle sales and service to a motor vehicle repair located in the GB zone was continued.

Dated: May 20, 2019

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, May 8, 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
John Vecchiolla

PRESENT, NON VOTING: Frank Baratta

EXCUSED: Frank O'Conner
Joe Angland

The following appeals were heard:

APPEAL No. PLZE201900161

Appeal of Sherwood Farm, LLC, 10 Sherwood Avenue, Greenwich for a variance of required lot line setbacks for agricultural structures to permit the use of an existing barn and the placement of new mulch storage bins on a property located in the RA-2 zone.

It was unanimously RESOLVED that said appeal be granted with conditions.

After due consideration, the Board finds there is hardship due to the lot's shape, topography, and location of the existing building on the lot. Therefore, the requested variance of required lot line setbacks for agricultural structures are granted from sections 6-95(a)(3) with the conditions that the mulch bins be limited to 6 feet in height with no roof, that no horse manure be stored in the bins and that any deliveries be made during the permitted hours noted in Town Ordinance 6B-2.

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. PLZE201900162

Appeal of Richard & April Gasparino, 7 Hettiefred Road, Greenwich for a variance of side yard setback to permit the construction of a new garage located in the RA-1 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 being a through lot combined with the location of the existing and reserve septic system. The Board notes the plan and permitting errors as a consideration. Therefore, the requested variance of side 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.

APPEAL No. PLZE2 01900176

Appeal of Greenwich Hotel LP/ Greenwich Center LP., owner, Aquarion Water Company, applicant, 1800 East Putnam Avenue, Greenwich for a variance of allowable fence/wall height to permit construction of a fence/wall on a property located in the GB zone.

It was RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested variance of allowable fence/wall height. Accordingly, the appeal is denied.

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

APPEAL No. PLZE201900182

Appeal of Michael & Olivia Patterson, 83 Oneida Drive, Greenwich for a variance of street side yard setback to permit the placement of a pool on a property located in the R-20 zone.

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

The Board, after due consideration, finds that there is hardship due to the lot's shape, deficient right of way width, and location of the existing sewer easement on the lot. Therefore, the requested variance of rear yard setback is granted from sections 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.

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

APPEAL No. PLZE201900190

Appeal of 343 West Putnam Avenue, LLC., owner, Locus Design Collaborative, 343 West Putnam Avenue, Greenwich for special exception approval to permit the change of use from motor vehicle sales and service to a motor vehicle repair located in the GB zone.

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

The date of these minutes and rendition date of said decisions is May 20, 2019.

The next regular meeting is scheduled to be heard on May 22, 2019.

Arthur Delmhorst, Secretary

