

1. Public Notice 5/11/22

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1.i. Decisions - 5/11/22

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Attention: - Greenwich Times

Advertise 1 time **4/29/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **5/4/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, May 11, 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 PLZE202200023 **26 PROSPECT DRIVE, GREENWICH.** Appeal of Jean Christopher Frattaroli for a variance of, front yard setback to permit an addition onto an existing dwelling located in the R-7 zone.
- No. 2 PLZE20220029 **10 STALLION TRAIL, GREENWICH.** Appeal of Donald Altieri & Carolyn Ugiss for a variance of front yard setback to permit and addition onto an existing dwelling located in the RA-C4 zone.
- No. 3 PLZE202200030 **8 EGGLESTON LANE, OLD GREENWICH.** Appeal of Jill Granoff, trustee for a variance of
front yard setback to permit the construction of a new pool on a property located in the R-12 zone.
- No. 4 PLZE202200031 **36 COGNEWAUGH ROAD, COS COB.** Appeal of Richard Ouyang for a variance of
Street side yard setback to permit an addition onto an existing dwelling located in the R-12 zone.
- No. 5 PLZE202200032 **14 WILLIAM STREET, GREENWICH.** Appeal of Byram Properties, LLC for a variance of
Required lot area to permit the construction of a new 2 family dwelling located in the R-6 zone.
- No. 6 PLZE202200033 **16 WILLIAM STREET, GREENWICH.** Appeal of h. Lee Fong, Jr. for a variance of
Side and combined side yard setback to permit the modification of an existing dwelling along the lot line located in the R-6 zone.

Dated: April 29, 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 5/11/22**

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. PLZE202200023 through Appeal No. PLZE202200033 described below heard May 11, 2022 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is May 23, 2022.

- No. 1 PLZE202200023 **26 PROSPECT DRIVE, GREENWICH.** Appeal of Jean Christopher Frattaroli for a variance of, front yard setback to permit an addition onto an existing dwelling located in the R-7 zone was denied.
- No. 2 PLZE202200029 **10 STALLION TRAIL, GREENWICH.** Appeal of Donald Altieri & Carolyn Ugiss for a variance of front yard setback to permit and addition onto an existing dwelling located in the RA-C4 zone was granted.
- No. 3 PLZE202200030 **8 EGGLESTON LANE, OLD GREENWICH.** Appeal of Jill Granoff, trustee for a variance of
front yard setback to permit the construction of a new pool on a property located in the R-12 zone was granted.
- No. 4 PLZE202200031 **36 COGNEWAUGH ROAD, COS COB.** Appeal of Richard Ouyang for a variance of
Street side yard setback to permit an addition onto an existing dwelling located in the R-12 zone was granted.
- No. 5 PLZE202200032 **14 WILLIAM STREET, GREENWICH.** Appeal of Byram Properties, LLC for a variance of
Required lot area to permit the construction of a new 2 family dwelling located in the R-6 zone was granted.
- No. 6 PLZE202200033 **16 WILLIAM STREET, GREENWICH.** Appeal of h. Lee Fong, Jr. for a variance of
Side and combined side yard setback to permit the modification of an existing dwelling along the lot line located in the R-6 zone was granted.

Dated: May 23, 2022

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, May 11, 2022 at 7:00 P. M. on the Zoom Website, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Arthur Delmhorst, Secretary
John Vecchiolla
Frank Baratta
James Ivester
Robert Nalewajek

EXCUSED: Ken Rogozinski
Wayne Sullivan

The following appeals were heard:

APPEAL No. PLZE2022000 23

Appeal of Jean Christopher Frattaroli, 26 Prospect Drive, Greenwich for a variance of front yard setback to permit an addition onto an existing dwelling located in the R-7 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 front yard setback. Accordingly, the appeal is denied.

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

Board Members seated for this appeal were: Patricia Kirkpatrick, Arthur Delmhorst, John Vecchiolla, James Ivester and Robert Nalewajek.

APPEAL No. PLZE2022000 29

Appeal of Donald Altieri & Carolyn Ugiss, 10 Stallion Trail, Greenwich for a variance of front yard setback to permit and addition onto an existing dwelling located in the RA-C4 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 and the location of the

wetlands. Therefore, the requested variance of front yard setback is granted from sections 6-203 and 6-205. The

Board notes that the proposed work is substantially similar to the work proposed under appeal number 8301 which was approved, but never done.

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, John Vecchiolla, James Ivester and Robert Nalewajek.

APPEAL No. PLZE2 02200030

Appeal of Jill Granoff, trustee, 8 Eggleston Lane, Old Greenwich for a variance of front yard setback to permit the construction of a new pool on a property 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 shape combined with its frontage on a paper street and topography and the location of the tidal wetlands. The Board notes that this portion of Eggleston lane is a tidal area that cannot be developed. Therefore, the requested variance of front yard setback is granted from sections 6-9, 6-144 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, John Vecchiolla, James Ivester and Robert Nalewajek.

APPEAL No. PLZE202200031

Appeal of Richard Ouyang, 36 Cognewaugh Road, Cos Cob for a variance of street side yard setback to permit an addition onto an existing 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 combined with the location of the existing dwelling. Therefore, the requested variance of street 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.

Board Members seated for this appeal were: Patricia Kirkpatrick, Arthur Delmhorst, John Vecchiolla, James Ivester and Robert Nalewajek.

APPEAL No. PLZE202200032

Appeal of Byram Properties, LLC, 14 William Street, Greenwich for a variance of required lot area to permit the construction of a new 2 family dwelling located in the R-6 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 location of the existing dwelling and practical difficulty of demolishing part of an existing dwelling while having to enclose the remaining portion which straddles the existing lot line without moving said lot line resulting in the reduction of lot area. Therefore, the requested variance of required lot area as provide by 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, John Vecchiolla, James Ivester and Robert Nalewajek.

APPEAL No. PLZE2022000 33

Appeal of h. Lee Fong, Jr., 16 William Street, Greenwich for a variance of side and combined side yard setback to permit the modification of an existing dwelling along the lot line located in the R-6 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 location of the existing dwelling combined with the lot's width. Therefore, the requested variances of side and combined side yard setback as provide by 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, John Vecchiolla, James Ivester and Robert Nalewajek.

The date of these minutes and rendition date of said decisions is May 23, 2022.

The next regular meeting is scheduled to be heard on May 25, 2022.

Arthur Delmhorst, Secretary