

1. Public Notice - 5/12/21

Documents:

[PUBLIC NOTICE 5-12-21.PDF](#)

1.I. Decisions 5/12/21

Documents:

[D 5-12-21.PDF](#)

1.II. Minutes 5/12/21

Documents:

[5-12-21.PDF](#)

Attention: - Greenwich Times

Advertise 1 time **4/30/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **5/5/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, May 12, 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 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. 3 PLZE20210021 **8 HOBART DRIVE, GREENWICH.** Appeal of John and Kristen Reynolds for a variance of front yard setback to permit the installation of a new pool on a lot located in the RA-1 zone.
- No. 4 PLZE20210022 **5 BOLLING PLACE, RIVERSIDE** Appeal of Joseph and Elise Schohn for variances of allowable building height within setback, and front yard setback to permit the placement of new mechanical equipment and additions to an existing dwelling located in the R-6 zone.
- No. 5 PLZE20210024 **37 CEDARWOOD ROAD, GREENWICH** Appeal of Brad Radulovacki for a variance of front yard setback to permit the placement of a new pool located in the RA-2 zone.

Dated: April 30, 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 5/12/21**

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. PLZE20210024 described below heard May 12, 2021 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is May 24, 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 granted with conditions.
- No. 2 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 was continued.
- No. 3 PLZE20210021 **8 HOBART DRIVE, GREENWICH.** Appeal of John and Kristen Reynolds for a variance of front yard setback to permit the installation of a new pool on a lot located in the RA-1 zone was granted.
- No. 4 PLZE20210022 **5 BOLLING PLACE, GREENWICH** Appeal of Joseph and Elise Schohn for variances of allowable building height within setback, and front yard setback to permit the placement of new mechanical equipment and additions to an existing dwelling located in the R-6 zone was continued.
- No. 5 PLZE20210024 **37 CEDARWOOD ROAD, GREENWICH** Appeal of Brad Radulovacki for a variance of front yard setback to permit the placement of a new pool located in the RA-2 zone was granted.

Dated: May 24, 2021

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, May 12, 2021 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
Robert Nalewajek
James Ivester

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 granted with conditions.

After due consideration, the Board finds there is hardship due to the lot's size and deficient right of way width. The Board notes the reduction of nonconforming side and front yard setbacks. Therefore, the requested variance of front yard setback is granted from sections 6-203 and 6-205, with condition that the rolling fence along Oak Lane not be constructed.

The Board further finds that this relief can be granted without detriment to the public welfare of 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. 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.

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

APPEAL No. PLZE2 0210021

Appeal of John and Kristen Reynolds, 8 Hobart Drive, Greenwich for a variance of front yard setback to permit the installation of a new pool on a lot located in the RA-1 zone.

It was 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 width combined with the deficient right of way width. 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.

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

APPEAL No. PLZE20210022

Appeal of Joseph and Elise Schohn, 5 Bolling Place, Greenwich for variances of allowable building height within setback, and front yard setback to permit the placement of new mechanical equipment and additions to an existing dwelling located in the R-6 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, Wayne Sullivan and John Vecchiolla.

APPEAL No. PLZE20210024

Appeal of Brad Radulovacki, 37 Cedarwood Road, Greenwich for a variance of front yard setback to permit the placement of a new pool located in the RA-2 zone.

It was 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

the location of wetlands and sewer easement. 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.

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

The date of these minutes and rendition date of said decisions is May 24, 2021 .

The next regular meeting is scheduled to be heard on May 26, 2021 .

Arthur Delmhorst, Secretary