

1. Public Notice 5-13-20

Documents:

[VIRTUAL 5-13-20 WITH WEBSITE.PDF](#)

1.I. Decisions 5/13/20

Documents:

[D 5-13-20.PDF](#)

1.II. Minutes 5-13-20

Documents:

[5-13-20.PDF](#)

PUBLIC NOTICE

Notice is hereby given that on Wednesday, May 13, 2020 at 8 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 PLZE202000013 **7 WEST WAY, OLD GREENWICH.** Appeal of Matthew Gordon for variances of front and rear yard setbacks to permit the construction of two new porches on a dwelling located in the R-20 zone.
- No. 2 PLZE202000014 **30 WILLOWMERE AVENUE, RIVERSIDE.** Appeal of Matthew and Josephine Amodio for variances of front and street side yard setbacks to permit the installation of a new transformer on a lot located in the R-20 zone.
- No. 3 PLZE202000015 **189 DAVIS AVENUE, GREENWICH.** Appeal of 189 Davis Avenue LLC. for a variance of front yard setback to permit the installation of a new transformer on a lot located in the R-6 zone.
- No. 4 PLZE202000016 **362-364 GREENWICH AVENUE aka 1 GRIGG STREET, GREENWICH.** Appeal of Jonathan Scott Corbo, applicant and Laucella Virginia T ETAL, owner, for a variance of sign location to permit the installation of a new sign on a lot located in the CGBR zone.
- No. 5 PLZE202000017 **2 WYNDOVER LANE, COS COB.** Appeal of Kaitlyn and Matt DeForest, applicant and Barbara Caruso, owner, for a variance of rear yard setback to permit additions to an existing dwelling located in the R-12 zone.
- No. 6 PLZE202000019 **12 CHARLES STREET, GREENWICH.** Appeal of Sylvester Pecora for a variance of side yard setback to permit the addition of a new ADA accessible lift to an existing dwelling located in the R-6 zone.

Dated: May 1, 2020

Patricia Kirkpatrick, Chairman

Information regarding the meeting can be found at <https://www.greenwichct.gov/685/Planning-Zoning-Board-of-Appeals>

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 5/13/20**

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. PLZE2020 through Appeal No. PLZE2020 described below heard May 13, 2020 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is May 25, 2020.

- No. 1 PLZE202000013 **7 WEST WAY, OLD GREENWICH.** Appeal of Matthew Gordon for variances of front and rear yard setbacks to permit the construction of two new porches on a dwelling located in the R-20 zone was granted.
- No. 2 PLZE202000014 **30 WILLOWMERE AVENUE, RIVERSIDE.** Appeal of Matthew and Josephine Amodeo for variances of front and street side yard setbacks to permit the installation of a new transformer on a lot located in the R-20 zone was granted.
- No. 3 PLZE202000015 **189 DAVIS AVENUE, GREENWICH.** Appeal of 189 Davis Avenue LLC. for a variance of front yard setback to permit the installation of a new transformer on a lot located in the R-6 zone was denied.
- No. 4 PLZE202000016 **362-364 GREENWICH AVENUE aka 1 GRIGG STREET, GREENWICH.** Appeal of Jonathan Scott Corbo, applicant and Lauicella Virginia T ETAL, owner, for a variance of sign location to permit the installation of a new sign on a lot located in the CGBR zone was granted.
- No. 5 PLZE202000017 **2 WYNDOVER LANE, COS COB.** Appeal of Kaitlyn and Matt DeForest, applicant and Barbara Caruso, owner, for a variance of rear yard setback to permit additions to an existing dwelling located in the R-12 zone was denied.
- No. 6 PLZE202000019 **12 CHARLES STREET, GREENWICH.** Appeal of Sylvester Pecora for a variance of side yard setback to permit the addition of a new ADA accessible lift to an existing dwelling located in the R-6 zone was granted.

Dated: May 25, 2020

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, May 13, 2020 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
Frank Baratta
Joe Angland

EXCUSED: Frank O'Connor

The following appeals were heard:

APPEAL No. PLZE202000013

Appeal of Matthew Gordon for variances of front and rear yard setbacks to permit the construction of two new porches on a dwelling located in the R-20 zone.

It was 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 the deficient right of way width. Therefore, the requested variances of front and rear yard setbacks are granted from sections 6-203 and 6-205.

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

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. PLZE202000014

Appeal of Matthew and Josephine Amodeo for variances of front and street side yard setbacks to permit the installation of a new transformer on a lot located in the R-20 zone.

It was 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 lots topography, shape and being surrounded on 3 sides by a street. Therefore, the requested variances of front and street side yard setbacks are granted from sections 6-128, 6-203 and 6-205 to permit the placement of a new transformer.

Additionally, the Board notes that the requested variance for the new generator was denied.

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

APPEAL No. PLZE202000015

Appeal of 189 Davis Avenue LLC. for a variance of front yard setback to permit the installation of a new transformer on a lot located in the R-6 zone.

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

After due consideration, the Board finds there was no hardship articulated to justify the granting of a front yard setback variance. The appeal is therefore denied.

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

APPEAL No. PLZE202000016

Appeal of Jonathan Scott Corbo, applicant and Lauicella Virginia T ETAL, owner, for a variance of sign location to permit the installation of a new sign on a lot located in the CGBR 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 building combined with the lot's shape. Therefore, the requested variance of sign location is granted from section 6-166(c)

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. PLZE202000017

Appeal of Kaitlyn and Matt DeForest, applicant and Barbara Caruso, owner, for a variance of rear yard setback to permit additions to an existing dwelling located in the R-12 zone.

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

After due consideration, the Board finds there was no hardship articulated to justify the granting of a rear yard setback variance. The appeal is therefore denied.

APPEAL No. PLZE202000019

Appeal of Sylvester Pecora for a variance of side yard setback to permit the addition of a new ADA accessible lift to an existing 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 building, lot topography and first floor elevation. Therefore, the requested variance of side yard setback is granted from sections 6-128, 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.

The date of these minutes and rendition date of said decisions is **May 25, 2020**.

The next regular meeting is scheduled to be heard on **May 27, 2020**.

Arthur Delmhorst, Secretary