

1. Public Notice - 5/25/22

Documents:

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1.1. Decisions 5/25/22

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1.1.i. Minutes - 5/25/22

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Attention: - Greenwich Times

Advertise 1 time **5/13/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **5/18/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

## **PUBLIC NOTICE**

Notice is hereby given that on Wednesday, May 25, 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 PLZE202200034 **18 VALLEY DRIVE, GREENWICH.** Appeal of Greenwich Park, LLC. for variances of allowable building and lot coverage to permit an addition onto and existing commercial building located in the GBO zone.
- No. 3 PLZE202200035 **17 LIVINGSTON PLACE, GREENWICH.** Appeal of Duanhua Tu & Felicia Zeng Zhang for a variance of floor area ratio to permit existing structures to remain on a lot located in the R-6 zone.
- No. 4 PLZE202200036 **53 ORCHARD STREET, COS COB.** Appeal of Gregory and Nancy Hannigan for a variance of side yard setback to permit the placement of a new generator on a lot located in the R-7 zone.
- No. 5 PLZE202200037 **15 PILOT ROCK LANE, RIVERSIDE.** Appeal of Walhall Gardens, LLC. for a variance of front yard setback to permit the construction of a new dwelling located in the RA-1 zone.

Dated: May 13, 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](mailto:alan.barry@greenwichct.org) as soon as possible in advance of the event.

**TOWN OF GREENWICH  
PLANNING & ZONING BOARD OF APPEALS  
PUBLIC NOTICE: DECISIONS 5/25/22**

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. PLZE202200037 described below heard May 25, 2022 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is June 6, 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 granted
- No. 2 PLZE202200034 **18 VALLEY DRIVE, GREENWICH.** Appeal of Greenwich Park, LLC. for variances of allowable building and lot coverage to permit an addition onto and existing commercial building located in the GBO zone was continued.
- No. 3 PLZE202200035 **17 LIVINGSTON PLACE, GREENWICH.** Appeal of Duanhua Tu & Felicia Zeng Zhang for a variance of floor area ratio to permit existing structures to remain on a lot located in the R-6 zone was granted.
- No. 4 PLZE202200036 **53 ORCHARD STREET, COS COB.** Appeal of Gregory and Nancy Hannigan for a variance of side yard setback to permit the placement of a new generator on a lot located in the R-7 zone was granted with conditions.
- No. 5 PLZE202200037 **15 PILOT ROCK LANE, RIVERSIDE.** Appeal of Walhall Gardens, LLC for a variance of front yard setback to permit the construction of a new dwelling located in the RA-1 zone was granted.

Dated: June 6, 2022

## MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, May 25, 2022 at 7:00 P. M. on the Zoom Website, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman  
Wayne Sullivan, Acting Secretary  
Ken Rogozinski  
John Vecchiolla  
Frank Baratta  
James Ivester

EXCUSED: Robert Nalewajek  
Arthur Delmhorst

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 RESOLVED that said appeal be granted on the following grounds:

After due consideration, the Board finds there is hardship due to the lot's size combined with the  
Its location on a corner lot in the flood zone. 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.

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

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

**APPEAL No. PLZE2022000 34**

Appeal of Greenwich Park, LLC, 18 Valley Drive, Greenwich for variances of allowable building and lot coverage to permit an addition onto and existing commercial building located in the GBO zone.

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

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

**APPEAL No. PLZE2 022000 35**

Appeal of Duanhua Tu & Felicia Zeng Zhang, 17 Livingston Place, Greenwich for a variance of floor area ratio to permit existing structures to remain on a lot 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 dwelling being built prior to the existence of the current regulations. Therefore, the requested variance of floor area ratio 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, Wayne Sullivan, John Vecchiolla, Ken Rogozinski and Frank Baratta.

**APPEAL No. PLZE202 2000 36**

Appeal of Gregory and Nancy Hannigan, 53 Orchard Street, Cos Cob for a variance of side yard setback to permit the placement of a new generator on a lot located in the R-7 zone.

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

After due consideration, the Board finds there is hardship due to the narrowness of the lot combined with its location on a corner. Therefore, the requested variance of side yard setback is granted from sections 6-203 and 6-205(a) with the condition that 5-foot evergreen screening or solid fence be placed along the lot line adjacent to the proposed generator.

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

**APPEAL No. PLZE202200037**

Appeal of Walhall Gardens, LLC, 15 Pilot Rock Lane, Riverside for a variance of front yard setback to permit the construction of a new dwelling 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's shape and width. Therefore, the requested variance of front yard setback is granted from sections 6-203 and 6-205. The Board notes the existence of the formal gardens in their consideration for granting the variance.

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, Wayne Sullivan, John Vecchiolla, Ken Rogozinski and Frank Baratta.

**The date of these minutes and rendition date of said decisions is June 6, 2022.**

**The next regular meeting is scheduled to be heard on June 8, 2022.**

Wayne Sullivan, Acting Secretary