

1. Public Notice - 5/26/21

Documents:

[PUBLIC NOTICE 5-26-21.DOC](#)

1.1. Decisions 5/26/21

Documents:

[D 5-26-21.PDF](#)

1.1.i. Minutes 5/26/21

Documents:

[5-26-21.PDF](#)

Attention: - Greenwich Times

Advertise 1 time **5/14/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **5/19/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, May 26, 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 PLZE202100016 **38 MILTIADES AVE, RIVERSIDE** Appeal of Steven J. Beaumont alleging error in the Zoning Enforcement Officer's determination regarding the placement of a fence in a right of way located in the R-12 zone.
- No. 2 PLZE20210025 **11 ROCK RIDGE AVENUE, GREENWICH** Appeal of Scott M. Kelley for a variance of allowable floor area to permit the demolition and reconstruction of a new pool house and addition to the existing dwelling located in the RA-2 zone.
- No. 3 PLZE20210026 **154 BYRAM SHORE ROAD , GREENWICH** Appeal of 154 BSRD LLC., owner & Amanda Lipitz, applicant for a variance of side yard setback to permit the placement of a new pool located in the R-20 zone.
- No. 4 PLZE20210027 **27 OTTER ROCK DRIVE, GREENWICH** Appeal of Michael and Jane Perelman for a variance of floor area ratio to permit additions and alteration to an existing dwelling located in the RA-1 zone.

Dated: May 14, 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 5/26/21**

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. PLZE202100016 through Appeal No. PLZE202100027 described below heard May 26, 2021 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is June 7, 2021.

- No. 1 PLZE202100016 **38 MILTIADES AVE, RIVERSIDE.** Appeal of Steven J. Beaumont alleging error in the Zoning Enforcement Officer's determination regarding the placement of a fence in a right of way located in the R-12 zone was denied.
- No. 2 PLZE20210025 **11 ROCK RIDGE AVENUE, GREENWICH** Appeal of Scott M. Kelley for a variance of allowable floor area to permit the demolition and reconstruction of a new pool house and addition to the existing dwelling located in the RA-2 zone was granted.
- No. 3 PLZE20210026 **154 BYRAM SHORE ROAD, GREENWICH** Appeal of 154 BSRD LLC., owner & Amanda Lipitz, applicant for a variance of side yard setback to permit the placement of a new pool located in the R-20 zone was granted with conditions.
- No. 4 PLZE20210027 **27 OTTER ROCK DRIVE, GREENWICH** Appeal of Michael and Jane Perelman for a variance of floor area ratio to permit additions and alteration to an existing dwelling located in the RA-1 zone was granted.

Dated: June 7, 2021

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, May 26, 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. PLZE202100016

Appeal of Steven J. Beaumont, 38 Miltiades Avenue, Riverside alleging error in the Zoning Enforcement Officer's determination regarding the placement of a fence in a right of way 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 no error in the Zoning Enforcement Officer's decision to issue a Notice of Violation for sight line obstructions per section 6-126. Therefore, the requested appeal is denied.

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

APPEAL No. PLZE202100025

Appeal of Scott M. Kelley, 11 Rock Ridge Avenue, Greenwich for a variance of allowable floor area to permit the demolition and reconstruction of a new pool house and addition to the existing dwelling located in the RA-2 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 structures which predate the current floor

area ratio regulations combined with the reduction in non-conformity. 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, Arthur Delmhorst, Ken Rogozinski, Wayne Sullivan and John Vecchiolla.

APPEAL No. PLZE2 02100026

Appeal of 154 BSRD LLC., 154 Byram Shore Road, Greenwich, Owner & Amanda Lipitz, applicant for a variance of side yard setback to permit the placement of a new pool located in the R-20 zone.

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

After due consideration the Board found there was hardship due to the lot's shape combined with the location of the existing entry to the house. Therefore, the requested variance of side yard setback is granted from section 6-203 and 6-205 with the condition that adequate screening be installed and maintained between the pool and River Avenue.

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. PLZE202100027

Appeal of Michael and Jane Perelman, 27 Otter Rock Drive, Greenwich for a variance of floor area ratio to permit additions and alteration to an existing 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 historic nature of the dwelling which predates the current floor area ratio regulations. The Board also took into consideration the need for access for disabled persons and the need for such access to allow for aging in place. 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, Arthur Delmhorst, Ken Rogozinski, Wayne Sullivan and John Vecchiolla.

The date of these minutes and rendition date of said decisions is June 7, 2021 .

The next regular meeting is scheduled to be heard on June 9, 2021 .

Arthur Delmhorst, Secretary