1. 5/27/20 PZBA Public Notice
   Documents:
   
   PUBLIC NOTICE 5-27-20.PDF

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PUBLIC NOTICE

Notice is hereby given that on Wednesday, May 27, 2020 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 PLZE202000018  273 VALLEY ROAD, GREENWICH. Appeal of 273 OMP LLC, for a variance of rear yard setback to permit the construction of a deck on to a proposed dwelling located in the R-12 Zone.

No. 2 PLZE202000019  166 OLD MILL ROAD, GREENWICH. Appeal of Round Hill Volunteer Fire Co, Inc. for variances of floor area ratio, required green area, required parking as well as front and rear yard setbacks to permit an addition to the existing fire house and the placement of new mechanical equipment on a lot located in the RA-4 Zone.

No. 3 PLZE202000020  39 WALSH LANE, GREENWICH. Appeal of Walsh Trust for a Special Exception approval to permit the construction a 1,662 sf. accessory structure for use as a garage and extending living area and a variance of zoning lot area on a lot located in the RA-1 Zone.

No. 4 PLZE202000021  67 MAHER AVENUE, GREENWICH. Appeals of Albert Jen & Yu Pei Chock for a variance of floor area ratio to permit additions to an existing dwelling located in the R-20 Zone.

No. 5 PLZE202000022  56 GOLD STREET, GREENWICH. Appeal of Barbara Swartz for a variance of allowable building height within a setback to permit and addition to an existing accessory building located in the R-6 Zone.

Dated: May 16, 2020

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.
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. PLZE202000018 through Appeal No. PLZE202000022 described below heard May 27, 2020 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is June 8, 2020.

No. 1 PLZE202000018 273 VALLEY ROAD, GREENWICH. Appeal of 273 OMP LLC, for a variance of rear yard setback to permit the construction of a deck on to a proposed dwelling located in the R-12 Zone was granted.

No. 2 PLZE202000019 166 OLD MILL ROAD, GREENWICH. Appeal of Round Hill Volunteer Fire Co, Inc. for variances of floor area ratio, required green area, required parking as well as front and rear yard setbacks to permit an addition to the existing fire house and the placement of new mechanical equipment on a lot located in the RA-4 Zone was granted.

No. 3 PLZE202000020 39 WALSH LANE, GREENWICH. Appeal of Walsh Trust for a Special Exception approval to permit the construction a 1,662 sf. accessory structure for use as a garage and extending living area and a variance of zoning lot area on a lot located in the RA-1 Zone granted in part and denied in part.

No. 4 PLZE202000021 67 MAHER AVENUE, GREENWICH. Appeals of Albert Jen & Yu Pei Chock for a variance of floor area ratio to permit additions to an existing dwelling located in the R-20 Zone was continued.

No. 5 PLZE202000022 56 GOLD STREET, GREENWICH. Appeal of Barbara Swartz for a variance of allowable building height within a setback to permit and addition to an existing accessory building located in the R-6 Zone granted.

Dated: June 8, 2020
MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, May 27, 2020 at 7:00 P. M. on the Zoom Website, pursuant to due notice.

PRESENT: Arthur Delmhorst, Acting Chairman
Ken Rogozinski
Wayne Sullivan
John Vecchiolla, Acting Secretary
Frank Baratta
Joe Angland

EXCUSED: Patricia Kirkpatrick & Frank O’Connor

The following appeals were heard:

APPEAL No. PLZE 202000018

Appeal of OMP LLC, for a variance of rear yard setback to permit the construction of a deck on to a proposed dwelling located in the R-12 Zone.

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

On motion made by Mr. John L. Vecchiolla and seconded by Mr. Ken Rogozinski, it was unanimously resolved to approve a variance of rear yard setback as hardship was found pursuant to Section 205 (a) due to lot shape and topography.

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: Arthur Delmhorst, Ken Rogozinski, Wayne Sullivan, Frank Baratta and John Vecchiolla.

APPEAL No. PLZE 202000019 A

Appeal of Round Hill Volunteer Fire Co., Inc. for variances of floor area ratio, required green area, required parking as well as front and rear yard setbacks to permit an addition to the existing fire house and the placement of new mechanical equipment on a lot located in the RA-4 Zone.

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

On motion made by Mr. Frank Baratta and seconded by Mr. John L. Vecchiolla, it was unanimously resolved to approve the variance for floor area ratio, required green area, required
parking as well as for front and rear yard setbacks this front yard variance due to lot shape and lot area in accordance with Sections 6-203 and 6-205.

The Board notes this is the only fire house servicing Northwest Greenwich and is owned by an independent fire company on .78 acres in a 4-acre zone. Previous variances for this property were granted by this Board, 2787, 2936, 4788, and 9930. Abutting neighbors supported this application.

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: Arthur Delmhorst, Ken Rogozinski, Wayne Sullivan, Frank Baratta and John Vecchiolla.

**APPEAL No. PLZE 202000020**

Appeal of Walsh Trust for a Special Exception approval to permit the construction of a 1,662 square foot accessory structure for uses as a garage and extending living area and a variance of zoning lot area on a lot located in the RA-1 Zone.

It was unanimously RESOLVED that said appeal be granted in part and denied in part on the following grounds:

The Board heard extensive evidence from the applicant's attorney and from neighbor's attorney as well as letters supporting and objecting to the requested Special Exception and variance for floor area ratio of a lot restricted by a narrow strip of land in the middle of the lot. On Motion duly made by Mr. Ken Rogozinski and seconded by Mr. Wayne Sullivan it was unanimously resolved to deny the Special Exception as the Board found that it did not comply with Sections 6-20(c).

Additionally, on Motion duly made by Mr. Ken Rogozinski and seconded by Mr. Frank Baratta it approved the variance of zoning lot area due to the unique lot shape in accordance with Sections 6-203 and 6-205. The vote was 4-1-0 with Mssr. Delhorst, Rogozinski, Vecchiolla and Baratta voting to approve and Mr. Wayne Sullivan voting 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.

Board members seated for this appeal were: Arthur Delmhorst, Ken Rogozinski, Wayne Sullivan, Frank Baratta and John Vecchiolla.

**APPEAL No. PLZE 202000021**

Appeals of Albert & Yu Pei Chock for a variance of floor area ratio to permit additions to an existing dwelling located in the R-20 Zone was continued at the request of the applicants.

It was unanimously RESOLVED to be continued at the applicant's request.
On Motion duly made by Mr. John L. Vecchiolla and seconded by Mr. Ken Rogozinski it was unanimously resolved to approve this continuance. Board members seated for this appeal were: Arthur Delmhorst, Ken Rogozinski, Wayne Sullivan, Frank Baratta and John Vecchiolla.

APPEAL No. PLZE 20200022

Appeal of Barbara Swartz for a variance of allowable building height within a setback to permit and addition to an existing accessory building located in the R-6 Zone.

Mr. Joseph Angland sat for Mr. John L. Vecchiolla who recused himself on hearing this application and acted as Secretary for this application.

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

On motion duly made by Mr. Joseph Angland and seconded by Mr. Arthur Delmhorst, it was unanimously resolved to approve the variance of allowable building height within a setback as provided by Section 6-141 (b) (2)(B)iii.

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: Arthur Delmhorst, Ken Rogozinski, Wayne Sullivan, Frank Baratta and Joseph Angland.

Meeting was adjourned at 11:20 p.m.

Respectfully submitted,

John L. Vecchiolla,
Acting Secretary for this Meeting for Appeals 1, 2, 3 and 4

Joseph Angland
Acting Secretary for this Meeting for Appeal 5.

The date of these minutes and rendition date of said decisions is June 8, 2020.

The next regular meeting is scheduled to be heard on June 10, 2020.