

1. **Public Notice - 6/9/21**

Documents:

Public Notice 6-9-21.pdf

1.i. **Decisions 6/9/21**

Documents:

D 6-9-21.pdf

1.i.i. **Minutes 6/9/12**

Documents:

6-9-21.pdf

Attention: - Greenwich Times

Advertise 1 time **5/28/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **6/2/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, June 9, 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 PLZE202100028 **30 HENDRIE AVENUE, RIVERSIDE** . Appeal of Alyson Ely for a special exception approval to permit the construction of a new garage located in the R-12 zone.
- No. 2 PLZE202100029 **20 ANDREWS FARM ROAD, GREENWICH** . Appeal of Peter and Laurie Costantino for a variance of side yard setback to permit the placement of a new tennis court located in the RA-4 zone.
- No. 3 PLZE202100030 **9-11 SOUTH WATER STREET, GREENWICH.** Appeal of 9-11 South Water Street, LLC for variances of rear and side yard setbacks, lot coverage and required parking to permit the construction of a new 2,542 square foot mixed use building in the LBR-2 zone.
- No. 4 PLZE202100031 **6 FORD LANE, OLD GREENWICH** Appeal of House of Monty Ford Lane, LLC., Owner, Jon and Ann Iwata, Applicant for variances of front and side yard setbacks to permit the placement of a new generator and air conditioning units located in the R-12 zone.
- No. 5 PLZE202100032 **31 MEADOW WOOD DRIVE, GREENWICH** Appeal of James and Jesse Eisenberg for a variance of lot shape to permit the inclusion of an access way as zoning lot area for a lot located in the RA-1 zone.

Dated: May 28, 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 6/9/21**

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. PLZE202100028 through Appeal No. PLZE202100032 described below heard June 9, 2021 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is June 21, 2021.

- No. 1 PLZE202100028 **30 HENDRIE AVENUE, RIVERSIDE.** Appeal of Alyson Ely for a special exception approval to permit the construction of a new garage located in the R-12 zone was granted.
- No. 2 PLZE202100029 **20 ANDREWS FARM ROAD, GREENWICH.** Appeal of Peter and Laurie Costantino for a variance of side yard setback to permit the placement of a new tennis court located in the RA-4 zone was granted with conditions.
- No. 3 PLZE202100030 **9-11 SOUTH WATER STREET, GREENWICH.** Appeal of 9-11 South Water Street, LLC for variances of rear and side yard setbacks, lot coverage and required parking to permit the construction of a new 2,542 square foot mixed use building in the LBR-2 zone was granted.
- No. 4 PLZE202100031 **6 FORD LANE, OLD GREENWICH** Appeal of House of Monty Ford Lane, LLC., Owner, Jon and Ann Iwata, Applicant for variances of front and side yard setbacks to permit the placement of a new generator and air conditioning units located in the R-12 zone was granted.
- No. 5 PLZE202100032 **31 MEADOW WOOD DRIVE, GREENWICH** Appeal of James and Jesse Eisenberg for a variance of lot shape to permit the inclusion of an access way as zoning lot area for a lot located in the RA-1 zone was granted.

Dated: June 21, 2021

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, June 9, 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. PLZE202100028

Appeal of Alyson Ely, 30 Hendrie Avenue, Riverside for a special exception approval to permit the construction of a new garage located in the R-12 zone.

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

After due consideration, the Board finds that the special exception standards as provided by sections 6-19, 6-20 and 6-95(a)(2) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new 675 square foot garage is granted.

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

APPEAL No. PLZE202100029

Appeal of Peter and Laurie Costantino, 20 Andrews Farm Road, Greenwich for a variance of side yard setback to permit the placement of a new tennis court located in the RA-4 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 shape and topography combined with the location of the wetlands. Therefore, the requested variance of side yard setback is granted from sections 6-203 and 6-205, with conditions that court not be

lighted and that the applicant maintain any existing screening and install any screening required by other Town agencies.

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 02100030

Appeal of 9-11 South Water Street, LLC, 9-11 South Water Street, Greenwich for variances of rear and side yard setbacks, lot coverage and required parking to permit the construction of a new 2,308 square foot mixed use building in the LBR-2 zone.

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

After due consideration, the Board found there was hardship due to the lot's size and shape. Therefore, the requested variances for rear and side yard setbacks, lot coverage, and required parking to permit the construction of a new mixed use building with 2 (two) 2 (two) bedroom units on the second floor and use group 8 uses on the first floor, as shown on the architectural floor plan drawings revised July 11th, 2001, is granted from sections 6-158 and 6-205.

The Board notes that this approval is a re-approval of a previous variance granted February 6, 2017.

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. PLZE202100031

Appeal of House of Monty Ford Lane, LLC, Owner, Jon and Ann Iwata, Applicant, 6 Ford Lane, Old Greenwich for variances of front and side yard setbacks to permit the placement of a new generator and air conditioning units located in the R-12 zone.

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

After due consideration, the Board found there was hardship due to the lot's shape and location in a flood zone. Therefore, the requested variances of front and side yard setbacks 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. PLZE202100032

Appeal of James and Jesse Eisenberg, 31 Meadow Wood Drive, Greenwich for a variance of lot shape to permit the inclusion of an access way as zoning lot area for a lot located in the RA-1 zone.

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

The Board, after due consideration finds there is hardship due to the topography of the lot and lot shape Therefore, the requested variance of lot shape to permit the inclusion of an access way as zoning lot area is granted from sections 6-9, 6-131 and 6-205.

The Board notes that this approval is a re-approval of a previous variance granted August 12, 2015.

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 21, 2021 .

The next regular meeting is scheduled to be heard on June 23, 2021 .

Arthur Delmhorst, Secretary