

1. Public Notice 6-13-18

Documents:

[PUBLIC NOTICE 6-13-18.PDF](#)

2. DecisionNotice 6-13-18

Documents:

[DECISIONNOTICE 6-13-18.PDF](#)

3. Minutes 6-13-18 Corrected

Documents:

[MINUTES_6-13-18CORRECTED.PDF](#)

Attention: - Greenwich Times

Advertise 1 time **6/1/18** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **6/6/18** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, June 13, 2018 at 8 P.M. in the Joseph Cone Meeting Room, Town Hall, 101 Field Point Road, Greenwich, a 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:

Notice is hereby given that on Wednesday, June 13, 2018 at 10 P.M. in the Joseph Cone Meeting Room, 2nd Floor, Town Hall, an Executive Session will be held by the Planning and Zoning Board of Appeals to discuss pending litigation regarding Etourdissant LLC. v. Planning and Zoning Board of Appeals.

- No. 1 PLZE201800199 **2 MERCIA LANE GREENWICH** . Appeal of Carroll Lesesne for a variance of front and rear yard setbacks to permit the construction of a number of dormers on a dwelling located in the R-20 zone.
- No. 2 PLZE201800207 **22 SHOAL POINT LANE, RIVERSIDE** . Appeal of Benjamin and Hillary Carter for a variance of front yard setback to permit the construction of a new dwelling and garage on a lot located in the R-12 zone.
- No. 3 PLZE201800212 **20 EAST POINT LANE, OLD GREENWICH** . Appeal of Josh and Yael Rosen for variance of front yard setback to permit the construction of a new dwelling and garage on a lot located in the R-12 zone.
- No. 4 PLZE201800251 **63 BYRAM SHORE ROAD, GREENWICH.** Appeal of Virgil and Margaret DeLa Cruz for a variance of allowable stories to permit an addition to a dwelling located in the R-7 zone.
- No. 5 PLZE201800235 **170 MASON STREET, GREENWICH.** Appeal of 170 Mason, LLC. for a variance of required clearance to permit a freestanding sign on a commercial property located in the CGB zone.
- No. 6 PLZE201800236 **25 HAVEMEYER LANE, OLD GREENWICH.** Appeal of Marina Girshin for variances of floor area ratio, front, rear and side yard setbacks to permit an addition to the dwelling on a property located in the R-7 zone.

No. 7 PLZE201800272 **6 PERKELY LANE, RIVERSIDE.** Appeal of Michael Dabrowski and Brooke McClure for variances of front, rear and street side yard setback to permit the construction of a new dwelling located in the R-12 zone.

Dated: June 13, 2018
Chairman

Patricia Kirkpatrick,

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 6 /13/18**

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. PLZE201800199 through Appeal No. PLZE201800272 described below heard June 13, 2018 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is June 25, 2018.

- No. 1 PLZE201800199 **2 MERCIA LANE GREENWICH** . Appeal of Carroll Lesesne for a variance of front and rear yard setbacks to permit the construction of a number of dormers on a dwelling located in the R-20 zone was granted.
- No. 2 PLZE201800207 **22 SHOAL POINT LANE, RIVERSIDE** . Appeal of Benjamin and Hillary Carter for a variance of front yard setback to permit the construction of a new dwelling and garage on a lot located in the R-12 zone was granted.
- No. 3 PLZE201800212 **20 EAST POINT LANE, OLD GREENWICH** . Appeal of Josh and Yael Rosen for variance of front yard setback to permit the construction of a new dwelling and garage on a lot located in the R-12 zone was granted with conditions.
- No. 4 PLZE201800251 **63 BYRAM SHORE ROAD, GREENWICH.** Appeal of Virgil and Margaret DeLa Cruz for a variance of allowable stories to permit an addition to a dwelling located in the R-7 zone was granted.
- No. 5 PLZE201800235 **170 MASON STREET, GREENWICH.** Appeal of 170 Mason, LLC. for a variance of required clearance to permit a freestanding sign on a commercial property located in the CGB zone was granted with conditions.
- No. 6 PLZE201800236 **25 HAVEMEYER LANE, OLD GREENWICH.** Appeal of Marina Girshin for variances of floor area ratio, front, rear and side yard setbacks to permit an addition to the dwelling on a property located in the R-7 zone was granted.
- No. 7 PLZE201800272 **6 PERKELY LANE, RIVERSIDE.** Appeal of Michael Dabrowski and Brooke McClure for variances of front, rear and street side yard setback to permit the construction of a new dwelling located in the R-12 zone was granted with conditions.

Dated: June 25, 2018

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, June 13, 2018 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Wayne Sullivan, Acting Secretary
Ken Rogozinski
John Vecchiolla
Frank O'Connor

ABSENT: Arthur Delmhorst

The following appeals were heard:

APPEAL No. PLZE201800199

Appeal of Carroll Lesesne, 2 Mercia Lane, Greenwich for a variance of front and rear yard setbacks to permit the construction of a number of dormers on a dwelling located in the R-20 zone.

It was unanimously RESOLVED that said appeal be granted.

After due consideration, the board finds there is hardship due to the location of the existing nonconforming dwelling combined with the narrow depth of the lot. Therefore, the requested variances of front and rear yard setbacks is granted from sections 6-141(b)(2)(B) iii, 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.

APPEAL No. PLZE201800207

Appeal of Benjamin and Hillary Carter, 22 Shoal Point Lane, Riverside for a variance of front and rear yard setbacks to permit the construction of a new dwelling and garage on a lot located in the R-12 zone.

It was RESOLVED that said appeal be granted.

After due consideration, the board finds there is hardship due to the lot's shape combined with its location in a flood zone. Therefore, the requested variance of front yard setback, to permit the construction of a new dwelling and garage, is granted from sections 6-203 and 6-205.

Mr. Vecchiolla made a motion to approve the appeal which was seconded by Mr. Rogozinski. Messrs. Rogozinski, O'Connor, Sullivan and Vecchiolla 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. PLZE2 01800212

Appeal of Josh and Yael Rosen, 20 East Point Lane, Old Greenwich for variance of front yard setback to permit the construction of a new dwelling and garage on a lot located in the R-12 zone.

It was unanimously RESOLVED that said appeal be granted with conditions.

After due consideration, the board finds there is hardship due to the narrow right of way width combined with the location of the lot in a flood zone. Therefore, the requested variances of front, rear and side yard setbacks as provided by sections 6-128, 6-203 and 6-205 with the condition that the south easterly stairs be constructed with only 1 landing and that the stairs are to run from said landing parallel to the building.

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. PLZE2018 00251

Appeal of Virgil and Margaret DeLa Cruz, 63 Byram Shore Road, Greenwich for a variance of allowable stories to permit an addition to a dwelling located in the R-7 zone.

It was unanimously RESOLVED that said appeal be granted.

After due consideration, the board finds there is hardship due to the topography of the lot. Therefore, the requested variance of allowable number of stories, to permit an addition to an existing dwelling, 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.

APPEAL No. PLZE2018 00235

Appeal of 170 Mason, LLC, 170 Mason Street, Greenwich for a variance of required clearance to permit a freestanding sign on a commercial property located in the CGB zone.

It was unanimously RESOLVED that said appeal be granted with conditions.

After due consideration, the board finds there is hardship due to the location of the existing building combined with its design. Therefore, the requested variance of required clearance is granted from section 6-167 with the condition that the hedge height be limited to 42 inches in height and that there be a minimum 30 inches between the bottom of the sign and the top of the hedge.

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. PLZE2018 00236

Appeal of Marina Girshin, 25 Havemeyer Lane, Old Greenwich for variances of floor area ratio, front, rear and side yard setbacks to permit an addition to the dwelling on a property located in the R-7 zone.

It was unanimously RESOLVED that said appeal be granted.

After due consideration, the board finds there is hardship due to the lot's shape, location of the existing dwelling and the town line which bisects the lot. Therefore, the requested variances of floor area ratio, front, rear and side yard setbacks, are 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.

APPEAL No. PLZE2018 00272

Appeal of Michael Dabrowski and Brooke McClure, 6 Perkely Lane, Riverside for variances of front, rear and street side yard setback to permit the construction of a new dwelling located in the R-12 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 being on a corner with 2 deficient right of way road widths. Therefore, the requested variances of front, rear and street side yard setback, is granted from sections 6-203 and 6-205 with the condition that Landscape Plan drawn by Robert Sherwood Landscape Architect, LLC., revised 6/6/18, be implemented and maintained.

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 June 25, 2018.

The next regular meeting is scheduled to be heard on June 27, 2018.

Wayne Sullivan, Acting Secretary