

1. Public Notice - 6/22/22

Documents:

[PUBLIC NOTICE 6-22-22.PDF](#)

1.1. Decisions 6/22/22

Documents:

[D 6-22-22.PDF](#)

1.1.i. Minutes 6/22/22

Documents:

[6-22-22.PDF](#)

Attention: - Greenwich Times

Advertise 1 time **6/10/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **6/15/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, June 22, 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 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. 2 PLZE202200038 **36 LOUGHLIN AVENUE , COS COB.** Appeal of Jason and Christina Grabowski for variances of side and combined side yard setbacks to permit the placement of a generator and air conditioning unit on a lot located in the R-7 zone.
- No. 3 PLZE202200039 **595 STEAMBOAT ROAD, GREENWICH.** Appeal of Patricia White for variances of side and combined side yard setbacks to permit the addition of an elevator on a dwelling located in the R-6 zone.
- No. 4 PLZE202200040 **26 PROSPECT DRIVE, GREENWICH.** Appeal of Jean and Christopher Frattaroli for a variance of front yard setback and building height to permit an addition onto an existing dwelling located in the R-7- Zone.

Dated: June 10, 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 as soon as possible in advance of the event.

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 6/22/22**

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. PLZE202200034 through Appeal No. PLZE202200040 described below heard June 22, 2022 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is July 4, 2022.

- No. 1 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. 2 PLZE202200038 **36 LOUGHLIN AVENUE, COS COB.** Appeal of Jason and Christina Grabowski for variances of side and combined side yard setbacks to permit the placement of a generator and air conditioning unit on a lot located in the R-7 zone was denied.
- No. 3 PLZE202200039 **595 STEAMBOAT ROAD, GREENWICH.** Appeal of Patricia White for variances of side and combined side yard setbacks to permit the addition of an elevator on a dwelling located in the R-6 zone was granted.
- No. 4 PLZE202200040 **26 PROSPECT DRIVE, GREENWICH.** Appeal of Jean and Christopher Frattaroli for a variance of front yard setback and building height to permit an addition onto an existing dwelling located in the R-7- Zone was granted.

Dated: July 4, 2022

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, June 22, 2022 at 7:00 P. M. on the Zoom Website, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Arthur Delmhorst, Secretary
Wayne Sullivan
John Vecchiolla
Robert Nalewajek

EXCUSED: Ken Rogozinski
Eric Ivester
Frank Baratta

The following appeals were heard:

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.

APPEAL No. PLZE2022000 38

Appeal of Jason and Christina Grabowski, 36 Loughlin Avenue, Cos Cob for variances of side and combined side yard setbacks to permit the placement of a generator and air conditioning unit on a lot located in the R-7 zone.

It was RESOLVED that said appeal be denied.

After due consideration, the Board found there was insufficient information provided to approve the requested variances of side and combined side yard setbacks. Accordingly, the appeal is denied.

Mr. Vecchiolla recused himself for this appeal.

APPEAL No. PLZE2 022000 39

Appeal of Patricia White, 595 Steamboat Road, Greenwich for variances of side and combined side yard setbacks to permit the addition of an elevator on a dwelling located in the R-6 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 width combined with the location of the sewer easement. Therefore, the requested variance of side yard setback is granted from sections 6-203 and 6-205.

Mr. Vecchiolla made a motion to approve the appeal with conditions which was seconded by Mr. Delmhorst. Messrs.' Sullivan, Delmhorst, Vecchiolla and Ms. Kirkpatrick voted in favor of the motion. Mr. Nalewajek 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 022000 40

Appeal of Jean and Christopher Frattaroli, 26 Prospect Drive for a variance of front yard setback and building height to permit an addition onto an existing dwelling located in the R-7-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 topography combined with the location of the existing dwelling and deficient right of way width. Therefore, the requested variances of front yard setback and building height are granted from sections 6-141, 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.

The date of these minutes and rendition date of said decisions is July 4, 2022.

The next regular meeting is scheduled to be heard on July 13, 2022.

Arthur Delmhorst, Secretary