

1. Public Notice - 6/23/21

Documents:

[PUBLIC NOTICE 6-23-21.PDF](#)

1.1. Decisions 6/23/21

Documents:

[D 6-23-21.PDF](#)

1.1.i. Minutes 6/23/21

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Attention: - Greenwich Times

Advertise 1 time **6/11/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **6/16/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, June 23, 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 PLZE202100033 **44 DUNCAN DRIVE, GREENWICH.** Appeal of Amir Afshar & Christiane Camprese for a variance of side yard setback to permit the addition of a sunroom onto a dwelling located in the RA-1 zone.
- No. 2 PLZE202100034 **15 BIRDSONG PLACE, RIVERSIDE** Appeal of Thomas E. Macken & Laura M. Fox for a variance of side yard setback to permit the placement of a new generator located in the R-12 zone.
- No. 3 PLZE202100035 **205 SHORE ROAD, OLD GREENWICH** Appeal of Robert & Olinda Rouleau for variances of required green area, front and side yard setbacks to permit the addition of a porte cochere onto a dwelling located in the R-20 zone.

Dated: June 11, 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 6/23/21**

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. PLZE2021 through Appeal No. PLZE2021 described below heard June 23, 2021 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is July 5, 2021.

- No. 1 PLZE202100033 **44 DUNCAN DRIVE, GREENWICH.** Appeal of Amir Afshar & Christiane Camprese for a variance of side yard setback to permit the addition of a sunroom onto a dwelling located in the RA-1 zone was granted with conditions.
- No. 2 PLZE202100034 **15 BIRDSONG PLACE, RIVERSIDE** Appeal of Thomas E. Macken & Laura M. Fox for a variance of side yard setback to permit the placement of a new generator located in the R-12 zone was granted with conditions.
- No. 3 PLZE202100035 **205 SHORE ROAD, OLD GREENWICH** Appeal of Robert & Olinda Rouleau for variances of required green area, front and side yard setbacks to permit the addition of a porte cochere onto a dwelling located in the R-20 zone was continued.

Dated: July 5, 2021

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, June 23, 2021 at 7:00 P. M. on the Zoom Website, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Arthur Delmhorst, Secretary
Ken Rogozinski
John Vecchiolla
Robert Nalewajek

EXCUSED: Wayne Sullivan
Frank Baratta
James Ivester

The following appeals were heard:

APPEAL No. PLZE202100033

Appeal of Amir Afshar & Christiane Camprese, 44 Duncan Drive, Greenwich for a variance of side yard setback to permit the addition of a sunroom onto a dwelling located in the RA-1 zone.

It was RESOLVED that said appeal be granted with conditions.

After due consideration, the Board finds there is hardship due to the lot's topography and the location of the wetlands. Therefore, the requested variance of side yard setback is granted from sections 6-203 and 6-205, with condition that 6 foot evergreen screening be placed and maintained between the new sunroom and the lot line. Said screening may be modified at the request of the Wetlands agency.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

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

APPEAL No. PLZE2021000 34

Appeal of Thomas E. Macken & Laura M. Fox, 15 Birdsong Place, Riverside for a variance of side yard setback to permit the placement of a new generator 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's location in a flood zone 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 condition that the plantings proposed on the planting plan drawn by Matteson Landscape Architecture, revised 6/4/2021 be installed 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.

APPEAL No. PLZE2 02100035

Appeal of Robert & Olinda Rouleau, 205 Shore Road, Old Greenwich for variances of required green area front and side yard setbacks to permit the addition of a porte cochere onto a dwelling located in the R-20 zone.

It was unanimously RESOLVED that said appeal be continued at the applicant's request.

The date of these minutes and rendition date of said decisions is July 5, 2021 .

The next regular meeting is scheduled to be heard on July 14, 2021 .

Arthur Delmhorst, Secretary