

1. Public Notice 6-27-18

Documents:

[PUBLIC NOTICE 6-27-18.PDF](#)

2. DecisionNotice 6-27-18

Documents:

[DECISIONNOTICE 6-27-18.PDF](#)

3. Minutes_6-27-18

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Attention: - Greenwich Times

Advertise 1 time **6/15/18** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **6/20/18** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, June 27, 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 27, 2018 at 7:45 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 672 Steamboat LLC. v. Planning and Zoning Board of Appeals.

- No. 1 PLZE20180025 **10 SOUTH END COURT (LOT 2), OLD GREENWICH** . Appeal of Palmer Island, LLC for a variance of front yard setback to permit the construction of a new dwelling on a proposed lot located in the R-12 zone.
- No. 2 PLZE20180263 **241 VALLEY ROAD, GREENWICH.** Appeal of Christopher Taussig Graves for variances of front and side yard setback to permit and addition to a dwelling located in the R-12 zone.
- No. 3 PLZE20180264 **30 VALLEYWOOD ROAD, COS COB.** Appeal of Jude and Mary Kathryn Donato for a variance of side yard setback to permit an existing patio to remain on a lot located in the R-7 zone.
- No. 4 PLZE20180275 **1 SOUND SHORE DRIVE , GREENWICH.** Appeal of Sound Shore Partners, LLC. for variances of required sign clearance, allowable size and lettering height to permit a new sign on a property located in the GBO zone.
- No. 5 PLZE20180302 **7 WELLINGTON PLACE, GREENWICH.** Appeal of Christopher Alexander Popp and Karen Lacey for variances of side and combined side yard setback to permit and addition to a dwelling located in the R-12 zone.

No. 6 PLZE20180301 **14 LAFAYETTE COURT, GREENWICH.** Appeal of Robert Tramposch for variances of front and side yard setback to permit and addition to a dwelling located in the R-12 zone.

Dated: June 27, 2018
Chairman

Patricia Kirkpatrick,

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 6 /27/18**

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. PLZE20180025 through Appeal No. PLZE20180301 described below heard June 27, 2018 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is July 9, 2018.

- No. 1 PLZE20180025 **10 SOUTH END COURT (LOT 2), OLD GREENWICH** . Appeal of Palmer Island, LLC for a variance of front yard setback to permit the construction of a new dwelling on a proposed lot located in the R-12 zone was withdrawn.
- No. 2 PLZE20180263 **241 VALLEY ROAD, GREENWICH.** Appeal of Christopher Taussig Graves for variances of front and side yard setback to permit and addition to a dwelling located in the R-12 zone was granted.
- No. 3 PLZE20180264 **30 VALLEYWOOD ROAD, COS COB.** Appeal of Jude and Mary Kathryn Donato for a variance of side yard setback to permit an existing patio to remain on a lot located in the R-7 zone was continued.
- No. 4 PLZE20180275 **1 SOUND SHORE DRIVE, GREENWICH.** Appeal of Sound Shore Partners, LLC. for variances of required sign clearance, allowable size and lettering height to permit a new sign on a property located in the GBO zone was granted in part and denied in part.
- No. 5 PLZE20180302 **7 WELLINGTON PLACE, GREENWICH.** Appeal of Christopher Alexander Popp and Karen Lacey for variances of side and combined side yard setback to permit and addition to a dwelling located in the R-12 zone was granted.
- No. 6 PLZE20180301 **14 LAFAYETTE COURT, GREENWICH.** Appeal of Robert Tramposch for variances of front and side yard setback to permit and addition to a dwelling located in the R-12 zone was granted with conditions.

Dated: July 9, 2018

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, June 27, 2018 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
John Vecchiolla, Acting Secretary
Wayne Sullivan
Ken Rogozinski
Joseph Angland

Frank Baratta was present but did not vote on the appeals.

ABSENT: Arthur Delmhorst

The following appeals were heard:

APPEAL No. PLZE2018 0025

Appeal of Palmer Island, LLC, 10 South End Court (Lot 2), Old Greenwich for a variance of front yard setback to permit the construction of a new dwelling on a proposed lot located in the R-12 zone.

This application was withdrawn by the applicant.

APPEAL No. PLZE2018 00263

Appeal of Christopher Taussig Graves, 241 Valley Road, Greenwich for variances of front and side yard setback to permit and addition to a dwelling located in the R-12 zone.

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

After due consideration, on a motion made by Mr. Wayne Sullivan and seconded by Mr. Joseph Angland to approve this appeal due to topography, lot size, and that the house was constructed in 1925 prior to the Town of Greenwich adopting building and zoning regulations. Therefore, the requested variances of front and side yard setbacks are granted from sections 6-203 and 6-205.

Said motion passed 5-0-0.

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 01800264

Appeal of Jude and Mary Kathryn Donato, 30 Valleywood Road, Cos Cob for a variance of side yard setback to permit an existing patio to remain on a lot located in the R-7 zone.

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

On a motion made by Mr. Joseph Angland and seconded by Mr. Ken Rogozinski to continue this appeal, this motion passed unanimously 5-0-0.

APPEAL No. PLZE2018 00275

Appeal of Sound Shore Partners, LLC, 1 Sound Shore Drive, Greenwich for variances of required sign clearance, allowable size and lettering height to permit a new sign on a property located in the GBO zone.

It was unanimously RESOLVED that said appeal be granted in part and denied in part.

After due consideration, on motion made by Mr. John L. Vecchiolla and seconded by Mr. Ken Rogozinski it was unanimously resolved to approve the variances required for sign clearance, and allowable size. This motion passed unanimously; however, on a motion made by Mr. Ken Rogozinski and seconded by Ms. Patricia Kirkpatrick to deny the variance for lettering height was unanimously adopted. Therefore, the requested variances of required sign clearance and allowable size are granted from sections 6-164 and 6-167 and the variance of allowable lettering height was denied.

Said motions passed 5-0-0.

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 00302

Appeal of Christopher Alexander Popp and Karen Lacey, 7 Wellington Place, Greenwich for variances of side and combined side yard setback to permit and addition to a dwelling located in the R-12 zone.

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

After due consideration, on motion duly made by Mr. Ken Rogozinski and seconded by Mr. Joseph Angland

it was unanimously resolved to grant this appeal based on its trapezoidal lot shape; lot size; and that the house was constructed prior to the adoption of the building and zoning regulations in September, 1947. Therefore, the requested variances of side and combined side yard setback are granted from sections 6-203 and 6-205.

Said motions passed 5-0-0.

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 00301

Appeal of Robert Tramosch, 14 Lafayette Court, Greenwich for variances of front rear and side yard setback to permit and addition to a dwelling located in the R-12 zone.

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

After due consideration, on motion made by Mr. John L. Vecchiolla and seconded by Mr. Joseph Angland, it was unanimously resolved to approve this application with the condition that the dwelling be used only as a single family dwelling. Therefore, the requested variances of side and combined side yard setback are granted from sections 6-203 and 6-205 with the condition that the dwelling be used only as a single family dwelling.

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 9, 2018.

The next regular meeting is scheduled to be heard on July 11, 2018.

John Vecchiolla, Acting Secretary