

1. Public Notice - 7/10/19

Documents:

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1.1. 7/10/19 Decisions

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1.1.i. Minutes 7/10/19

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Attention: - Greenwich Times

Advertise 1 time **6/26/19** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **7/3/19** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

## **PUBLIC NOTICE**

Notice is hereby given that on Wednesday, July 10, 2019 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:

- No. 1 PLZE201900226 **249 VALLEY ROAD, COS COB.** Appeal of Timothy Saunders for variances of building height and rear yard setback to permit the construction of a new dwelling located in the R-12 zone.
- No. 2 PLZE201900275 **103 CONNECTICUT AVENUE. GREENWICH.** Appeal of 103 Connecticut Avenue, LLC., for variances of front and rear yard setback to permit an addition to a dwelling located in the R-6 zone.
- No. 3 PLZE201900299 **0 JOHN STREET . GREENWICH.** Appeal of 51 Mooreland, LLC., for a variance of allowable accessory structure on a vacant lot and accessory structure height to permit a bird observation stand on a lot without a primary structure located in the RA-4 zone.
- No. 4 PLZE201900276 **39 WALSH AVENUE . GREENWICH.** Appeal of Walsh Trust for a variance of zoning lot area and special exception approval to permit the construction of a new accessory structure on a lot located in the RA-1 zone.
- No. 5 PLZE201900322 **10 NORTH STREET. GREENWICH.** Appeal of Allison & Robert J. Wussler Jr., for a variance of rear yard setback to permit an addition to a dwelling located in the R-20 zone.

Dated: June 28, 2019  
Chairman

Patricia Kirkpatrick,

**TOWN OF GREENWICH  
PLANNING & ZONING BOARD OF APPEALS  
PUBLIC NOTICE: DECISIONS 7/10/19**

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. PLZE201900226 through Appeal No. PLZE201900322 described below heard July 10, 2019 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is July 22, 2019.

- No. 1 PLZE201900226 **249 VALLEY ROAD, COS COB.** Appeal of Timothy Saunders for variances of building height and rear yard setback to permit the construction of a new dwelling located in the R-12 zone was continued.
- No. 2 PLZE201900275 **103 CONNECTICUT AVENUE. GREENWICH.** Appeal of 103 Connecticut Avenue, LLC., for variances of front and rear yard setback to permit an addition to a dwelling located in the R-6 zone was granted.
- No. 3 PLZE201900299 **0 JOHN STREET. GREENWICH.** Appeal of 51 Mooreland, LLC., for a variance of allowable accessory structure on a vacant lot and accessory structure height to permit a bird observation stand on a lot without a primary structure located in the RA-4 zone was granted.
- No. 4 PLZE201900276 **39 WALSH AVENUE. GREENWICH.** Appeal of Walsh Trust for a variance of zoning lot area and special exception approval to permit the construction of a new accessory structure on a lot located in the RA-1 zone was continued.
- No. 5 PLZE201900322 **10 NORTH STREET. GREENWICH.** Appeal of Allison & Robert J. Wussler Jr., for a variance of rear yard setback to permit an addition to a dwelling located in the R-20 zone was granted.

Dated: July 22, 2019

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, July 10, 2019 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman  
Arthur Delmhorst, Secretary  
Ken Rogozinski  
Wayne Sullivan  
John Vecchiolla

EXCUSED: Frank Baratta, Frank O'Conner and Joe Angland

The following appeals were heard:

**APPEAL No. PLZE2019 00226**

Appeal of Timothy Saunders, 249 Valley Road, Cos Cob for variances of building height and rear yard setback to permit the construction of a new dwelling located in the R-12 zone.

It was unanimously RESOLVED that said appeal be continued.

**APPEAL No. PLZE2019 00275**

Appeal of 103 Connecticut Avenue, LLC., 103 Connecticut Avenue, Greenwich for variances of front and rear yard setback to permit an addition to 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 shape combined with its size. Therefore, the requested variances of front and rear yard setback is granted from sections 6-203 and 6-205

Mr. Rogozinski made a motion to approve the appeal with conditions which was seconded by Mr. Sullivan. Messrs.' Sullivan, Delmhorst, Rogozinski and Ms. Kirkpatrick voted in favor of the motion. Mr. Vecchiolla 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 01900299**

Appeal of 51 Mooreland, LLC., 0 John Street, Greenwich for a variance of allowable accessory structure on a vacant lot and accessory structure height to permit a bird observation stand on a lot without a primary structure located in the RA-4 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 practical difficulty of wanting to erect an accessory structure for the purposes Bird watching while keeping the area undeveloped. The regulation which requires there to be a principle structure would create undue hardship as this would be counterproductive to the desired use. Therefore, the requested variances of allowable accessory structure on a vacant lot and accessory structure height is granted from sections 6-144(a), 6-147(b), 6-203 & 6-205.6-203 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. PLZE201900276**

Appeal of Walsh Trust, 39 Walsh Avenue, Greenwich for a variance of zoning lot area and special exception approval to permit the construction of a new accessory structure on a lot located in the RA-1 zone.

It was unanimously RESOLVED that said appeal be continued.

**APPEAL No. PLZE2019 00322**

Appeal of Allison & Robert J. Wussler Jr., 10 North Street, Greenwich for a variance of rear yard setback to permit an addition to a dwelling located in the R-20 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 location of the existing dwelling. Therefore, the requested variance of rear yard setback 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.

**The date of these minutes and rendition date of said decisions is July 22, 2019.**

**The next regular meeting is scheduled to be heard on July 24, 2019.**

Arthur Delmhorst, Secretary