

1. Public Notice 7-11-18 Revised

Documents:

[PUBLIC NOTICE 7-11-18 REVISED.PDF](#)

2. DecisionNotice 7-11-18 CORRECTED

Documents:

[DECISIONNOTICE 7-11-18 CORRECTED.PDF](#)

3. Minutes_7-11-18

Documents:

[MINUTES_7-11-18.PDF](#)

Attention: - Greenwich Times

Advertise 1 time **6/29/18** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **7/4/18** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, July 11, 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:

- No. 1 PLZE201800256 **7 WATERFALL LANE, COS COB.** . Appeal of 7 Waterfall, LLC for a variance of street side yard setback to permit the construction of a new garage on a lot located in the R-12 zone.
- No. 2 PLZE201800304 **297 ROUND HILL ROAD, GREENWICH.** Appeal of Alexander Sareyan & Nancy Marshall for a variance of side yard setback to placement of a generator and propane tank on a lot located in the RA-2 zone.
- No. 3 PLZE201800315 **40 WEST WAY, OLD GREENWICH.** Appeal of West Way Holdings, LLC for variances of front and side yard setback to permit additions to a dwelling on a lot located in the R-20 zone.
- No. 4 PLZE201800316 **3 GREENFIELD PLACE aka 0 KING STREET, GREENWICH.** Appeal of Bernardo Luciano for special exception approval to permit the construction of a new pool enclosure on a lot located in the RA-2 zone.
- No. 5 PLZE201800341 **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. 6 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.

Dated: July 11, 2018
Chairman

Patricia Kirkpatrick,

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 7 /11/18**

CORRECTION ON ITEM NUMBER 5

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. PLZE201800256 through Appeal No. PLZE201800341 described below heard July 11, 2018 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is July 23, 2018.

- No. 1 PLZE201800256 **7 WATERFALL LANE, COS COB.** . Appeal of 7 Waterfall, LLC for a variance of street side yard setback to permit the construction of a new garage on a lot located in the R-12 zone was granted.
- No. 2 PLZE201800304 **297 ROUND HILL ROAD, GREENWICH.** Appeal of Alexander Sareyan & Nancy Marshall for a variance of side yard setback to placement of a generator and propane tank on a lot located in the RA-2 zone was granted with conditions.
- No. 3 PLZE201800315 **40 WEST WAY, OLD GREENWICH.** Appeal of West Way Holdings, LLC for variances of front and side yard setback to permit additions to a dwelling on a lot located in the R-20 zone was granted.
- No. 4 PLZE201800316 **3 GREENFIELD PLACE aka 0 KING STREET, GREENWICH.** Appeal of Bernardo Luciano for special exception approval to permit the construction of a new pool enclosure on a lot located in the RA-2 zone was granted.
- No. 5 PLZE201800341 **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. 6 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 granted.

Dated: July 23, 2018

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, July 11, 2018 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

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

Frank Baratta did not vote on any of the appeals

The following appeals were heard:

APPEAL No. PLZE2018 00256

Appeal of 7 Waterfall, LLC, 7 Waterfall Lane, Cos Cob for a variance of street side yard setback to permit the construction of a new garage on a lot located in the R-12 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 deficient right of way width. The Board also noted the reduction of non-conforming setbacks. Therefore, the requested variance of street side yard setback is granted from sections 6-145, 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 00304

Appeal of Alexander Sareyan & Nancy Marshall, 297 Round Hill Road, Greenwich for a variance of side yard setback to placement of a generator and propane tank on a lot located in the RA-2 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 existence of ledge. The Board also noted the reduction of non-conforming setbacks. Therefore, the requested variance of side yard setback, to permit the placement of a generator

and propane tank is granted from sections 6-203 and 6-205 with the conditions that the generator and tank be placed a minimum of 1 foot off the property line, the generator be oriented in a way as to allow for maintenance from the south side of the generator and that screening for the generator and tank be installed and/or 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.

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. Sullivan voted against.

APPEAL No. PLZE2 01800315

Appeal of West Way Holdings, LLC, 40 West Way, Old Greenwich for variances of front and side yard setback to permit additions to a dwelling on a lot 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 structure and the up zoning of the property. Therefore, the requested variance of front 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.

APPEAL No. PLZE2018 00316

Appeal of Bernardo Luciano, 3 Greenfield Place aka 0 King Street, Greenwich for special exception approval to permit the construction of a new pool enclosure on a lot located in the RA-2 zone.

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

After due consideration, the Board finds that the special exception standards as provided by sections 6-19, 6-20 and 6-95(a)(2) & (8) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new pool enclosure, as shown on Architectural Plans drawn by Cross River Architects, titled Luciano Pool House, dated 6/4/18 is granted.

APPEAL No. PLZE2018 00341

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. PLZE201800264

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 granted on the following grounds:

After due consideration, the Board finds there is hardship due to the lot's topography. Therefore, the requested variance of side yard setback is granted from section 6-128.

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 23, 2018.

The next regular meeting is scheduled to be heard on July 25, 2018.

Arthur Delmhorst, Secretary