

1. Public Notice - 8/10/22

Documents:

[PUBLIC NOTICE 8-10-22.PDF](#)

1.1. Decisions 8/10/22

Documents:

[D 8-10-22.PDF](#)

1.1.i. Minutes 8/10/22

Documents:

[8-10-22.PDF](#)

Attention: - Greenwich Times

Advertise 1 time **7/29/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **8/3/22** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, August 10, 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 PLZE202200047 **80 BIRCH LANE, GREENWICH.** Appeal of Robert and Susan Pelgrift, applicants alleging error in the issuance of a zoning permit for a dwelling located in the RA-1 zone.
- No. 2 PLZE202200048 **41 GREENWAY DRIVE , GREENWICH.** Appeal of Joseph and Jennifer Kemka for a variance of permitted number of stories to allow for an addition onto an existing dwelling located in the R-7 zone.
- No. 3 PLZE202200049 **241 WEST PUTNAM AVENUE , GREENWICH.** Appeal of Country Realty Co. for special exception approval as well as variances of side yard setback and building coverage to permit the extension of an existing canopy on a building located in the GB zone.
- No. 4 PLZE202200050 **15 BIRDSONG PLACE, RIVERSIDE .** Appeal of Thomas Macken and Laura Fox for a variance of combined side yard setback to permit the construction of a new pergola located in the R-12 zone.
- No. 5 PLZE202200051 **97 LOCKWOOD ROAD , RIVERSIDE .** Appeal of Lino Marcal for variances of front and rear yard setbacks to permit the construction of a new dwelling located in the R-12 zone.

Dated: July 29, 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 8/10/22**

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. PLZE202200057 through Appeal No. PLZE202200051 described below heard August 10, 2022 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is August 22, 2022.

- No. 1 PLZE202200047 **80 BIRCH LANE, GREENWICH.** Appeal of Robert and Susan Pelgrift, applicants alleging error in the issuance of a zoning permit for a dwelling located in the RA-1 zone was denied
- No. 2 PLZE202200048 **41 GREENWAY DRIVE, GREENWICH.** Appeal of Joseph and Jennifer Kemka for a variance of permitted number of stories to allow for an addition onto an existing dwelling located in the R-7 zone was continued.
- No. 3 PLZE202200049 **241 WEST PUTNAM AVENUE, GREENWICH.** Appeal of Country Realty Co. for special exception approval as well as variances of side yard setback and building coverage to permit the extension of an existing canopy on a building located in the GB zone was granted.
- No. 4 PLZE202200050 **15 BIRDSONG PLACE, RIVERSIDE .** Appeal of Thomas Macken and Laura Fox for a variance of combined side yard setback to permit the construction of a new pergola located in the R-12 zone was granted.
- No. 5 PLZE202200051 **97 LOCKWOOD ROAD , RIVERSIDE .** Appeal of Lino Marcal for variances of front and rear yard setbacks to permit the construction of a new dwelling located in the R-12 zone was granted.

Dated: August 22, 2022

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, August 10, 2022 at 7:00 P. M. on the Zoom Website, pursuant to due notice.

PRESENT: Ken Rogozinski, Chairman
Arthur Delmhorst, Secretary
John Vecchiolla
Frank Baratta
James Ivester
Robert Nalewajek

EXCUSED: Wayne Sullivan

The following appeals were heard:

APPEAL No. PLZE2022000 047

Appeal of Robert and Susan Pelgrift, applicants, 80 Birch Lane, Greenwich alleging error in the issuance of a zoning permit for a dwelling located in the RA-1 zone.

After due consideration, the Board finds no error in the Zoning Enforcement Officer's decision in issuance of a zoning permit for a dwelling. Therefore, the requested appeal is denied.

Board Members seated for this appeal were: Ken Rogozinski, Arthur Delmhorst, John Vecchiolla, Frank Baratta and Robert Nalewajek.

APPEAL No. PLZE2022000 48

Appeal of Joseph and Jennifer Kemka, 41 Greenway, Greenwich for a variance of permitted number of stories to allow for an addition onto an existing dwelling located in the R-7 zone.

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

Board Members seated for this appeal were: Ken Rogozinski, Arthur Delmhorst, Frank Baratta, James Ivester and Robert Nalewajek.

APPEAL No. PLZE2 022000 49

Appeal of Country Realty Co., 241 West Putnam Avenue, Greenwich for special exception approval as well as variances of side yard setback and building coverage to permit the extension of an existing canopy on a building located in the GB 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 and 6-20 of the Building Zone Regulations have been met. Accordingly, the special exception to permit the extension of an existing canopy on an existing automotive dealership building is granted.

Additionally, the Board finds there is hardship due to the type of use combined with the location of the existing building on a corner lot. Therefore, the requested variances of side yard setback and building coverage are 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.

Board Members seated for this appeal were: Ken Rogozinski, Arthur Delmhorst, Wayne Sullivan, John Vecchiolla, Frank Baratta and Robert Nalewajek.

APPEAL No. PLZE202 200050

Appeal of Thomas Macken and Laura Fox, 15 Birdsong Place, Riverside for a variance of combined side yard setback to permit the construction of a new pergola 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 shape the high-water table and location of the flood zone. The Board notes the applicant's unsuccessful efforts to solve the Sewer Departments requirements by other means. Therefore, the requested variances of side and combined side yard setback are granted from sections 6-203 and 6-205.

Board Members seated for this appeal were: Ken Rogozinski, Arthur Delmhorst, John Vecchiolla, Frank Baratta and Robert Nalewajek.

APPEAL No. PLZE202200051

Appeal of Lino Marcal, 97 Lockwood Road, Riverside for variances of front and rear yard setbacks to permit the construction of a new dwelling 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 existence of ledge rock combined with the lot's shape. The Board notes the reduction of nonconformities.

Therefore, the requested variances of front and rear yard setbacks are granted from sections 6-203 and 6-205.

Board Members seated for this appeal were: Ken Rogozinski, Arthur Delmhorst, John Vecchiolla, Frank Baratta and Robert Nalewajek.

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 August 22 , 2022 .

The next regular meeting is scheduled to be heard on August 24 , 2022 .

Arthur Delmhorst, Secretary