

1. Public Notice 8/21/19

Documents:

[PUBLIC NOTICE 8-21-19.PDF](#)

1.1. Decisions 8/21/19

Documents:

[D 8-21-19.PDF](#)

1.1.i. Minutes 8/21/19

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[8-21-19.DOC](#)

Attention: - Greenwich Times

Advertise 1 time **8/9/19** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **8/14/19** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, August 21, 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 PLZE201900276 **39 WALSH LANE, 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. 2 PLZE201900385 **8 EGGLESTON LANE, OLD GREENWICH.** Appeal of Richard Granoff for special exception approval to permit the construction of a new accessory structure on a lot located in the R-12 zone.
- No. 3 PLZE201900389 **185 NORTH MAPLE AVENUE, GREENWICH.** Appeal of Jean Roberts and Matthew Farley for a variance of front yard setback to permit the placement of a generator on a lot located in the R-20 zone.
- No. 4 PLZE201900395 **107 EAST ELM STREET, GREENWICH.** Appeal of Patricia Molinero and Carlos Pla for a variance of side yard setback to permit the placement of new A/C units on a lot located in the R-6 zone.

Dated: August 9, 2019
Chairman

Patricia Kirkpatrick,

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 8/21/19**

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. PLZE201900276 through Appeal No. PLZE201900395 described below heard August 21, 2019 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is September 2, 2019.

No. 1 PLZE201900276 **39 WALSH LANE, 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. 2 PLZE201900385 **8 EGGLESTON LANE, OLD GREENWICH.** Appeal of Richard Granoff for special exception approval to permit the construction of a new accessory structure on a lot located in the R-12 zone was granted.

No. 3 PLZE201900389 **185 NORTH MAPLE AVENUE, GREENWICH.** Appeal of Jean Roberts and Matthew Farley for a variance of front yard setback to permit the placement of a generator on a lot located in the R-20 zone was granted with conditions.

No. 4 PLZE201900395 **107 EAST ELM STREET, GREENWICH.** Appeal of Patricia Molinero and Carlos Pla for a variance of side yard setback to permit the placement of new A/C units on a lot located in the R-6 zone was dismissed without prejudice.

Dated: September 2, 2019

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, August 21, 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 O'Connor, Frank Baratta & Joe Angland

The following appeals were heard:

APPEAL No. PLZE2019 00276

Appeal of Walsh Trust, 39 Walsh Lane, 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 at the applicant's request.

APPEAL No. PLZE2019 00385

Appeal of Richard Granoff, 8 Eggleston Lane, Old Greenwich for special exception approval to permit the construction of a new accessory structure on a lot located in the R-12 zone.

It was unanimously RESOLVED that said appeal is granted.

After due consideration, the Board finds that the special exception standards as provided by sections 6-19, 6-20, 6-95 (a)(2)(A) of the Building Zone Regulations have been met. Accordingly, the special exception to permit construction of a new accessory garage/studio 1,136 SF in size is granted.

APPEAL No. PLZE2 01900389

Appeal of Jean Roberts and Matthew Farley, 185 North Maple Avenue, Greenwich for a variance of front yard setback to permit the placement of a generator on a lot located in the R-20 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 shape, size and topography. Therefore, the requested variance of front yard setback is granted from sections 6-203 and 6-205 with the condition that if the existing fence along the front lot line is removed the applicant will install a screening fence around the proposed generator.

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. PLZE201900395

Appeal of Patricia Molinero and Carlos Pla, 107 East Elm Street, Greenwich for a variance of side yard setback to permit the placement of new A/C units on a lot located in the R-6 zone.

It was unanimously RESOLVED that said appeal be dismissed without prejudice.

The date of these minutes and rendition date of said decisions is September 2 , 2019.

The next regular meeting is scheduled to be heard on September 11 , 2019.

Arthur Delmhorst, Secretary