

1. Public Notice - 9/11/19

Documents:

[PUBLIC NOTICE 9-11-19.PDF](#)

1.1. Decisions 9/11/19

Documents:

[D 9-11-19.PDF](#)

1.1.i. Minutes 9/11/19

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Attention: - Greenwich Times

Advertise 1 time **8/30/19** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **9/4/19** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, September 11, 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 PLZE201900374 **293 SHORE ROAD, GREENWICH.** Appeal of Jennifer Openshaw and Durant Schwimmer for a variance of side yard setback and special exception approval to permit the construction of a new accessory structure on a lot located in the R-20 zone.
- No. 3 PLZE201900412 **20 MOORELAND ROAD, GREENWICH.** Appeal of Arthur Landi for special exception approval to permit the construction of a new accessory structure on a lot located in the RA-4 zone.
- No. 4 PLZE201900418 **51 SAWMILL LANE, GREENWICH.** Appeal of Pierre and Claudia Gourdon for special exception approval to permit the construction of a new accessory structure on a lot located in the RA-1 zone.
- No. 5 PLZE201900436 **75 HOLLY HILL LANE , GREENWICH .** Appeal of 75 Holly LLC., owner, Bright Horizons Children Center, LLC., applicant, for variances of street side yard setback located in the GB zone.

Dated: August 30, 2019
Chairman

Patricia Kirkpatrick,

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 9/11/19**

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. PLZE201900436 described below heard September 11, 2019 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is September 23, 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 PLZE201900374 **293 SHORE ROAD, GREENWICH.** Appeal of Jennifer Openshaw and Durant Schwimmer for a variance of side yard setback and special exception approval to permit the construction of a new accessory structure on a lot located in the R-20 zone was denied.
- No. 3 PLZE201900412 **20 MOORELAND ROAD, GREENWICH.** Appeal of Arthur Landi for special exception approval to permit the construction of a new accessory structure on a lot located in the RA-4 zone was granted.
- No. 4 PLZE201900418 **51 SAWMILL LANE, GREENWICH.** Appeal of Pierre and Claudia Gourdon for special exception approval to permit the construction of a new accessory structure on a lot located in the RA-1 zone was granted.
- No. 5 PLZE201900436 **75 HOLLY HILL LANE , GREENWICH .** Appeal of 75 Holly LLC., owner, Bright Horizons Children Center, LLC., applicant, for variances of street side yard setback located in the GB zone was granted.

Dated: September 23, 2019

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, September 11, 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, Frank O'Connor

EXCUSED: Frank Baratta
Joseph 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 00374

Appeal of Jennifer Openshaw and Durant Schwimmer, 293 Shore Road, Greenwich for a variance of side yard setback and special exception approval to permit the construction of a new accessory structure on a lot located in the R-20 zone.

It was unanimously RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested variance of side yard setback. Accordingly, the appeal is denied.

Additionally, the Board finds that the special exception standards as provided by sections 6-19, 6-20, and 6-95(a)(2) of the Building Zone Regulations have not been met. Accordingly, the special exception to permit the construction of a new garage is denied.

Arthur Delmhorst, Ken Rogozinski, Wayne Sullivan, John Vecchiolla and Frank O'Connor sat for this appeal. Patricia Kirkpatrick Recused herself.

APPEAL No. PLZE2 01900412

Appeal of Arthur Landi, 20 Mooreland Road, Greenwich for special exception approval to permit the construction of a new accessory structure on a lot 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 that the special exception standards as provided by sections 6-19, 6-20, and 6-95(a)(2) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new garage is granted.

The Board further finds that this relief can be granted without detriment to the public welfare of impairment to the integrity of the regulations.

APPEAL No. PLZE201900418

Appeal of Pierre and Claudia Gourdon, 51 Sawmill Lane, Greenwich for 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 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) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a garage 887 square feet in size is granted.

Arthur Delmhorst, Ken Rogozinski, Wayne Sullivan, John Vecchiolla and Frank O'Connor sat for this appeal. Patricia Kirkpatrick Recused herself.

APPEAL No. PLZE2019 00436

Appeal of 75 Holly LLC., owner, Bright Horizons Children Center, LLC., applicant, 75 Holly Hill Lane, Greenwich for a variance of street side yard setback 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 there is hardship due to the corner lot's topography and specific child day care regulations and industry best practices, which mandate playground size, safety, location and accessibility. Therefore, the requested variance street side yard setback is granted from sections 6-203 and 6-205(b).

The Board further finds that this relief can be granted without detriment to the public welfare of impairment to the integrity of the regulations.

The date of these minutes and rendition date of said decisions is September 23 ,
2019.

The next regular meeting is scheduled to be heard on September 25 ,
2019.

Arthur Delmhorst, Secretary