

1. 8:00 P.M. Planning & Zoning Board Of Appeals - Public Notice 9/12/18

Documents:

[PUBLIC NOTICE 9-12-18.PDF](#)

1.I. PDF 9/12 /18 Decisions

Documents:

[D 9-12-18.PDF](#)

1.II. Minutes - 9/12/18

Documents:

[9-12-18.PDF](#)

Attention: - Greenwich Times

Advertise 1 time **8/31/18** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **9/5/18** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, September 12, 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 PLZE201800455 **11 OLD FORGE ROAD, GREENWICH.** Appeal of Maria Herrmann and Marco Schnabl for a variance of side yard setback to permit the addition on a dwelling located in the RA-2 zone.
- No. 2 PLZE201800457 **169 MILBANK AVENUE, GREENWICH.** Appeal of 169 Milbank Avenue Owners, LLC for variances of side yard setback and fence height to permit an existing fence and patio on a lot located in the R-6 zone.
- No. 3 PLZE201800460 **441 ROUND HILL ROAD, GREENWICH.** Appeal of 441 Round Hill Road, LLC for a variance of front yard setbacks to permit the placement of 2 oil tanks on a lot located in the RA-4 zone.
- No. 4 PLZE201800482 **32 WEST WAY, OLD GREENWICH.** Appeal of Thomas and Noelle Twiggs for a variance of front yard setbacks to the construction of a new dwelling on a lot located in the R-20 zone.
- No. 5 PLZE201800486 **35 LEONARD AVENUE , RIVERSIDE.** Appeal of 35 Leonard Ave., LLC., for variances of front and side yard setbacks to permit the construction of a new front porch on a dwelling on a lot located in the R-12 zone.
- No. 6 PLZE201800487 **35 LEONARD AVENUE , RIVERSIDE.** Appeal of 35 Leonard Ave., LLC., for special exception approval to permit the construction of a new 1,006 square foot detached garage on a lot located in the R-12 zone.

Dated: September 12, 2018
Chairman

Patricia Kirkpatrick,

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 9 /12/18**

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. PLZE201800455 through Appeal No. PLZE201800487 described below heard September 12, 2018 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is September 24, 2018.

- No. 1 PLZE201800455 **11 OLD FORGE ROAD, GREENWICH.** Appeal of Maria Herrmann and Marco Schnabl for a variance of side yard setback to permit the addition on a dwelling located in the RA-2 zone was granted.
- No. 2 PLZE201800457 **169 MILBANK AVENUE, GREENWICH.** Appeal of 169 Milbank Avenue Owners, LLC for variances of side yard setback and fence height to permit an existing fence and patio on a lot located in the R-6 zone was granted in part and denied in part.
- No. 3 PLZE201800460 **441 ROUND HILL ROAD, GREENWICH.** Appeal of 441 Round Hill Road, LLC for a variance of front yard setbacks to permit the placement of 2 oil tanks on a lot located in the RA-4 zone was granted.
- No. 5 PLZE201800482 **32 WEST WAY, OLD GREENWICH.** Appeal of Thomas and Noelle Twiggs for a variance of front yard setbacks to the construction of a new dwelling on a lot located in the R-20 zone was denied.
- No. 5 PLZE201800486 **35 LEONARD AVENUE , RIVERSIDE.** Appeal of 35 Leonard Ave., LLC for variances of front and side yard setbacks to permit the construction of a new front porch on a dwelling on a lot located in the R-12 zone was denied.
- No. 6 PLZE201800487 **35 LEONARD AVENUE , RIVERSIDE.** Appeal of 35 Leonard Ave., LLC for special exception approval to permit the construction of a new 1,006 square foot detached garage on a lot located in the R-12 zone was granted.

Dated: September 24, 2018

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, September 12, 2018 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Arthur Delmhorst, Acting Chairman
Ken Rogozinski, Acting Secretary
John Vecchiolla
Frank O'Conner
Frank Baratta

ABSENT: Patricia Kirkpatrick
Wayne Sullivan

The following appeals were heard:

APPEAL No. PLZE201800455

Appeal of Maria Herrmann and Marco Schnabl, 11 Old Forge Road, Greenwich for a variance of side yard setback to permit the addition on a dwelling located in the RA-2 zone.

It was unanimously RESOLVED that said appeal be granted.

After due consideration, on Motion duly made by John Vecchiolla and seconded by Frank O'Connor the Board finds there is hardship due to the lot's topography, location of wetlands and the existence of ledge Therefore, the requested variances of front and rear yard setbacks is granted from sections 6-203 and 6-205.

This motion passed unanimously 5-0-0.

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. PLZE201800457

Appeal of 169 Milbank Avenue Owners, LLC, 169 Milbank Avenue, Greenwich for variances of side yard setback and fence height to permit an existing fence and patio on a lot located in the R-6 zone.

It was unanimously RESOLVED that said appeal be granted in part and denied in part.

After due consideration, on motion made by Mr. John L. Vecchiolla and seconded by Mr. Ken Rogozinski it was unanimously resolved to approve the variance for fence height, this motion passed unanimously 5-0-0. Therefore, the requested variance of allowable fence height is granted from section 6-140.2

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

Additionally, on motion made by Kenneth Rogozinski and seconded by John L. Vecchiolla, the Board found there was no hardship articulated to justify the requested variance of side yard setbacks. Accordingly, the appeal is denied.

This motion passed unanimously 5-0-0.

APPEAL No. PLZE201800460

Appeal of 441 Round Hill Road, LLC for a variance of front yard setbacks to permit the placement of 2 oil tanks on a lot located in the RA-4 zone.

It was RESOLVED that said appeal be granted with conditions.

After due consideration, on motion duly made by John L. Vecchiolla and seconded by Frank Baratta, the board finds there is hardship due to the location of the existing dwelling combined with the height of the basement and location of the furnace. Therefore, the requested variance of front yard setback, to permit the placement of 2 oil tanks is granted from section 6-205(a) with the condition that screening equal to the height of the oil tanks be installed and maintained on the south and west side of the oil tanks.

This motion passed unanimously 5-0-0.

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. PLZE201800482

Appeal of Thomas and Noelle Twiggs, 32 West Way, Old Greenwich for a variance of front yard setbacks to

the construction of a new dwelling on a lot located in the R-20 zone.

It was unanimously RESOLVED that said appeal be denied.

After due consideration, On Motion made by Kenneth Rogozinski and seconded by Frank O'Connor, the Board found there was no hardship articulated to justify the requested variance of side and front yard setbacks. Accordingly, the appeal is denied.

This motion passed unanimously 5-0-0

APPEAL No. PLZE201800486

Appeal of 35 Leonard Avenue, LLC, 35 Leonard Avenue, Riverside for variances of front and side yard setbacks to permit the construction of a new front porch on a dwelling on a lot located in the R-12 zone.

On Motion duly made by Ken Rogozinski and seconded by John L. Vecchiolla to deny the variance, the vote was 2-3-0 with Messrs. Rogozinski and Vecchiolla voting in favor and Messrs. Baratta, Delmhorst and O'Connor voting against. Absent four affirmative votes, the motion to deny the variance failed. On Motion duly made by Frank Baratta and seconded by Frank O'Connor to approve the variance, the vote was 3-2-0 with Messrs. Baratta, Delmhorst and O'Connor voting in favor of the variance and Messrs. Rogozinski and Vecchiolla voting against. Absent four affirmative votes, the motion to approve the variance failed.

It was unanimously RESOLVED that said appeal be denied.

After due consideration, On Motion made by Kenneth Rogozinski and seconded by Frank O'Connor the Board, the Board found there was no hardship articulated to justify the requested variance of side and front yard setbacks. Accordingly, the appeal is denied.

APPEAL No. PLZE201800487

Appeal of 35 Leonard Avenue, LLC, 35 Leonard Avenue, Riverside for special exception approval to permit the construction of a new 1,006 square foot detached garage on a lot located in the R-12 zone.

It was unanimously RESOLVED that said appeal be granted.

After due consideration, on Motion duly made by Kenneth Rogozinski and seconded by John L. Vecchiolla the Board finds that special exception standards of sections 6-19, 6-20 and 6-95(a)(2)(A) have been met. Therefore, the requested special exception approval is granted.

This motion passed unanimously 5-0-0.

**The date of these minutes and rendition date of said decisions is September 24 ,
2018.**

**The next regular meeting is scheduled to be heard on September 26 ,
2018.**

Kenneth Rogozinski, Acting Secretary