

1. Public Notice 10/10/18

Documents:

[PUBLIC NOTICE 10-10-18.PDF](#)

1.I. D10-10-18

Documents:

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1.II. Minutes - 10/10/18

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Attention: - Greenwich Times

Advertise 1 time **9/28/18** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **10/3/18** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, October 10, 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 PLZE201800549 **30 SUNSET ROAD, OLD GREENWICH.** Appeal of Stephen and Maria Musante for a variance of rear yard setback to permit the construction of a new dwelling located in the R-12 zone.
- No. 2 PLZE201800556 **11 HILLSIDE ROAD, GREENWICH.** Appeal of George and Ashley Cole for a variance of side yard setback to permit the construction of a new porte cochere on a lot located in the RA-1 zone.
- No. 3 PLZE201800557 **241 HAMILTON AVENUE, GREENWICH.** Appeal of HM Hamilton, LLC for modification of a condition on a previously approved variance limiting the use of the existing dwelling to two families as opposed to the three existing on a lot located in the R-6 zone.
- No. 4 PLZE201800573 **34 CONCORD STREET, GREENWICH.** Appeal of Debbie Palmer and Sergio Biagioni for a variance of allowable building height within a setback to permit an alteration to an existing dwelling and for special exception approval to permit additions and alterations to an existing accessory building resulting in an 810 square foot garage/pool house located in the R-12 zone.

Dated: October 10, 2018

Patricia Kirkpatrick, Chairman

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 10/10/18**

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. PLZE201800549 through Appeal No. PLZE201800573 described below heard October 10, 2018 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is October 22, 2018.

- No. 1 PLZE201800549 **30 SUNSET ROAD, OLD GREENWICH.** Appeal of Stephen and Maria Musante for a variance of rear yard setback to permit the construction of a new dwelling located in the R-12 zone was granted.
- No. 2 PLZE201800556 **11 HILLSIDE ROAD, GREENWICH.** Appeal of George and Ashley Cole for a variance of side yard setback to permit the construction of a new porte cochere on a lot located in the RA-1 zone was continued.
- No. 3 PLZE201800557 **241 HAMILTON AVENUE, GREENWICH.** Appeal of HM Hamilton, LLC for modification of a condition on a previously approved variance limiting the use of the existing dwelling to two families as opposed to the three existing on a lot located in the R-6 zone was continued.
- No. 4 PLZE201800573 **34 CONCORD STREET, GREENWICH.** Appeal of Debbie Palmer and Sergio Biagioni for a variance of allowable building height within a setback to permit an alteration to an existing dwelling and for special exception approval to permit additions and alterations to an existing accessory building resulting in an 810 square foot garage/pool house located in the R-12 zone was granted.

Dated: October 22, 2018

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, October 10, 2018 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 Baratta

The following appeals were heard:

APPEAL No. PLZE2018 00549

Appeal of Stephen and Maria Musante, 30 Sunset Road, Old Greenwich for a variance of rear yard setback to permit the construction of a new dwelling located in the R-12 zone.

It was unanimously RESOLVED that said appeal be granted with conditions.

After due consideration, the Board finds there is hardship due to the unique shape of the lot. Therefore, the requested variance of rear yard setback is granted from sections 6-203 and 6-205 with the condition that the new dwelling be constructed with a combined side and rear yard setback of 25 feet.

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

Frank Baratta sat for John Vecchiolla for this appeal.

APPEAL No. PLZE2018 00556

Appeal of George and Ashley Cole, 11 Hillside Road, Greenwich for a variance of side yard setback to permit the construction of a new porte cochere 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. PLZE2 01800557

Appeal of HM Hamilton, LLC, 241 Hamilton Avenue, Greenwich for modification of a condition on a

previously approved variance limiting the use of the existing dwelling to two families as opposed to the three existing on a lot located in the R-6 zone.

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

APPEAL No. PLZE2018 00573

Appeal of Debbie Palmer and Sergio Biagioni, 34 Concord Street, Greenwich for a variance of allowable building height within a setback to permit an alteration to an existing dwelling and for special exception approval to permit additions and alterations to an existing accessory building resulting in an 810 square foot garage/pool house 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 that the special exception standards as provided by sections 6-19, 6-20 and 6-95(a)(2)(A) of the Building Zone Regulations have been met. Accordingly, the special exception to permit additions and alterations to an existing accessory building resulting in an 810 square foot garage/pool house is granted.

Further, the Board finds there is hardship due to the lot's topography and shape combined with the location of an existing water main. Therefore, the requested variance allowable building height within a setback to permit an alteration to an existing dwelling is granted from sections 6-141(b)(2)(B)(iii) 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.

The date of these minutes and rendition date of said decisions is October 22 , 2018.

The next regular meeting is scheduled to be heard on October 24 , 2018.

Arthur Delmhorst, Secretary