1. Public Notice - 10/16/19
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   PUBLIC NOTICE 10-16-19.PDF

1.I. Decisions 10/16/19
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1.II. Minutes 10/16/19
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PUBLIC NOTICE

Notice is hereby given that on Wednesday, October 16, 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  PLZE201900226 249 VALLEY ROAD, COS COB.  Appeal of Timothy Saunders for variances of building height, front and rear yard setback to permit the construction of a new dwelling located in the R-12 zone.

No. 2  PLZE201900476 7 HETTIEFRED ROAD, GREENWICH.  Appeal of Richard and April Gasparino for a variance of front yard setback to permit the construction of a new pool and the placement of pool equipment on a lot located in the RA-1 zone.

No. 3  PLZE201900509 162 EAST PUTNAM AVENUE, GREENWICH.  Appeal of Bank of America, NA, Owner and Horton Group, LLC., Applicant, for a variance of allowable foot-candle light reading along a lot line to be exceeded on a commercial lot located in the LBR-2 zone.
Dated: October 4, 2019
Chairman

Patricia Kirkpatrick,
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. PLZE201900226 through Appeal No. PLZE201900509 described below heard October 16, 2019 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is October 28, 2019.

No. 1 PLZE201900226 249 VALLEY ROAD, COS COB. Appeal of Timothy Saunders for variances of building height, front and rear yard setback to permit the construction of a new dwelling located in the R-12 zone was granted with conditions.

No. 2 PLZE201900476 7 HETTIEFRED ROAD, GREENWICH. Appeal of Richard and April Gasparino for a variance of front yard setback to permit the construction of a new pool and the placement of pool equipment on a lot located in the RA-1 zone was granted with conditions.

No. 3 PLZE201900509 162 EAST PUTNAM AVENUE, GREENWICH. Appeal of Bank of America, NA, Owner and Horton Group, LLC., Applicant, for a variance of allowable foot-candle light reading along a lot line to be exceeded on a commercial lot located in the LBR-2 zone was denied.

Dated: October 28, 2019
MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, October 16, 2019 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT:  Patricia Kirkpatrick, Chairman
Arthur Delmhorst, Secretary
Wayne Sullivan
John Vecchiolla
Frank Baratta

EXCUSED:  Ken Rogozinski, Frank O’Connor & Joe Angland.

The following appeals were heard:

APPEAL No. PLZE201900226

Appeal of Timothy Saunders, 249 Valley Road, Cos Cob for variances of front and 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, on the following grounds:

After due consideration, the Board finds there is hardship due to the lot's shape and topography. Therefore, the requested variances of front and rear yard setback is granted from sections 6-203 and 6-205 with the condition that the applicant receive Inland Wetlands Department approval.

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. PLZE201900476

Appeal of Richard and April Gasparino, 7 Hettiefred Road, Greenwich for a variance of front yard setback to permit the construction of a new pool and the placement of pool equipment on a lot located in the RA-1 zone.

It was RESOLVED that said appeal be granted, with conditions, on the following grounds:

After due consideration, the Board finds there is hardship due to the lot being a through lot combined with
the location of the existing septic system. Therefore, the requested variances of front and rear yard setback is granted from sections 6-203 and 6-205 with the condition that the existing evergreen screening be maintained along the lot line adjacent to Willow Run Road.

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. PLZE2 01900509**

Appeal of Bank of America, NA, Owner and Horton Group, LLC., Applicant, 162 East Putnam Avenue, Greenwich for a variance of allowable foot-candle light reading along a lot line to be exceeded on a commercial lot located in the LBR-2 zone.

It was RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested variances of allowable foot-candle light reading along a lot line to be exceeded. Accordingly, the appeal is denied.

Mr. Sullivan made a motion to deny the appeal which was seconded by Ms. Kirkpatrick. Messrs.’ Sullivan, Baratta and Ms. Kirkpatrick voted in favor of the motion. Mr. Vecchiolla and Mr. Delmhorst voted against.

Mr. Delmhorst made a motion to approve the appeal with conditions which was seconded by Mr. Vecchiolla. Messrs.’ Delmhorst and Vecchiolla voted in favor of the motion. Messrs.’ Sullivan, Baratta and Ms. Kirkpatrick voted against.

The date of these minutes and rendition date of said decisions is October 28, 2019.

The next regular meeting is scheduled to be heard on October 30, 2019.
Arthur Delmhorst, Secretary