

1. Public Notice 10/30/19

Documents:

[PUBLIC NOTICE 10-30-19.PDF](#)

1.1. Decisions 10/30/19

Documents:

[D 10-30-19.PDF](#)

1.1.i. Minutes 10/30/19

Documents:

[10-30-19.PDF](#)

---

Attention: - Greenwich Times

Advertise 1 time **10/18/19** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **10/23/19** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

## **PUBLIC NOTICE**

Notice is hereby given that on Wednesday, October 30, 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 PLZE201900523 **10 LEXINGTON AVENUE. GREENWICH.** Appeal of 10 Lexington Avenue, LLC., for a variance of allowable lot coverage to permit the addition of a new handicap parking space on a lot located in the CGB zone.
- No. 2 PLZE201900538 **534 NORTH STREET. GREENWICH.** Appeal of Erica and Marcel Bens for a variance of front yard setback to permit the placement of a new pool, patio and pergola on a lot located in the RA-2 zone.
- No. 3 PLZE201900542 **16 LAUDER LANE . GREENWICH.** Appeal of Todd and Neha Leih for a variance of floor area ratio to permit additions to a dwelling located in the RA-2 zone.

Dated: October 18, 2019  
Chairman

Patricia Kirkpatrick,

**TOWN OF GREENWICH  
PLANNING & ZONING BOARD OF APPEALS  
PUBLIC NOTICE: DECISIONS 10/30/19**

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. PLZE201900523 through Appeal No. PLZE201900542 described below heard October 30, 2019 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is November 11, 2019.

- No. 1 PLZE201900523 **10 LEXINGTON AVENUE. GREENWICH.** Appeal of 10 Lexington Avenue, LLC., for a variance of allowable lot coverage to permit the addition of a new handicap parking space on a lot located in the CGB zone was granted.
- No. 2 PLZE201900538 **534 NORTH STREET. GREENWICH.** Appeal of Erica and Marcel Bens for a variance of front yard setback to permit the placement of a new pool, patio and pergola on a lot located in the RA-2 zone was granted in part and denied in part.
- No. 3 PLZE201900542 **16 LAUDER LANE. GREENWICH.** Appeal of Todd and Neha Leih for a variance of floor area ratio to permit additions to a dwelling located in the RA-2 zone was granted.

Dated: November 11, 2019

## MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, October 30, 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  
John Vecchiolla  
Frank O'Connor

EXCUSED: Wayne Sullivan, Frank Baratta & Joe Angland

The following appeals were heard:

**APPEAL No. PLZE2019 00523**

Appeal of 10 Lexington Avenue, LLC, 10 Lexington Avenue, Greenwich for a variance of allowable lot coverage to permit the addition of a new handicap parking space on a lot located in the CGB 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 lot's size and specific building regulations requiring the installation of a new handicap parking space. Therefore, the requested variance of allowable lot coverage is granted from sections 6-203 and 6-205.**

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. PLZE2019 00538**

Appeal of Erica and Marcel Bens, 534 North Street, Greenwich for a variance of front yard setback to permit the placement of a new pool, patio and pergola on a lot located in the RA-2 zone.

It was unanimously RESOLVED that said appeal be granted in part and denied in part on the following grounds:

**After due consideration, the Board finds that there is hardship due to the lot's shape combined with the location of the septic system. Therefore, the requested variance of front yard setback is granted from sections 6-203 and 6-205.**

Additionally, the Board finds that there was no hardship articulated to justify the requested variance for the new pergola. Therefore, the variance of front yard setback for the pergola is denied.

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. PLZE2 01900542**

Appeal of Todd and Neha Leih, 16 Lauder Lane, Greenwich for a variance of floor area ratio to permit additions to a dwelling located in the RA-2 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 lot's shape, the reduction of lot area due to a right of way over a portion of the lot combined with the change in regulations requiring the inclusion of the attic space. Therefore, the requested variance street side yard setback is granted from sections 6-134, 6-203 and 6-205.**

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 November 11 , 2019.**

**The next regular meeting is scheduled to be heard on November 13 , 2019.**

Arthur Delmhorst, Secretary

