

1. Public Notice 11-14-18

Documents:

[PUBLIC NOTICE 11-14-18.PDF](#)

2. D11-14-18

Documents:

[PUBLIC NOTICE 11-14-18.PDF](#)

3. Minutes 11/14/18

Documents:

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Attention: - Greenwich Times

Advertise 1 time **11/2/18** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **11/7/18** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, November 14, 2018 at 8 P.M. in the Hayton 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 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. 2 PLZE201800616 **10 SOUTH END COURT, OLD GREENWICH.** Appeal of Vera J. Lane, appellant, for a two (2) lot subdivision previously approved by the Planning and Zoning Commission (No. PLPZ 2018-0250) in the R-12 zone.
- No. 3 PLZE201800642 **13 MORTIMER DRIVE, OLD GREENWICH .** Appeal of Eduardo & Flavia Barker for variances of floor area ratio and flood zone requirements to permit additions to a dwelling located in the R-12 zone.
- No. 4 PLZE201800644 **21 MEADOWBANK ROAD , OLD GREENWICH .** Appeal of Julieann & Robert Colligan for a variance of front yard setback to permit the addition of a patio to a dwelling located in the R-12 zone.

Dated: November 2, 2018

Patricia Kirkpatrick, Chairman

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Dated: November 2, 2018

Patricia Kirkpatrick, Chairman

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, November 14, 2018 at 8:00 P. M. in the Hayton Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Arthur Delmhorst, Secretary
Ken Rogozinski
Wayne Sullivan
John Vecchiolla
Frank Baratta (did not sit for any appeals.)

The following appeals were heard:

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 granted with conditions.

After due consideration the Board found there was hardship due to the lot's topography combined with the existence of wetlands on the lot. Therefore, the requested variance side yard setback, as provide by sections 6-203 and 6-205, is granted with the condition that the porte cochere to be limited to one story and open on all sides, except where it is attached to the dwelling.

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. PLZE2018 00616

Appeal of Vera J. Lane, appellant, 10 South End Court, Old Greenwich for a two (2) lot subdivision previously approved by the Planning and Zoning Commission (No. PLPZ 2018-0250) in the R-12 zone.

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

APPEAL No. PLZE2 01800642

Appeal of Eduardo & Flavia Barker, 13 Mortimer Drive, Old Greenwich for variances of floor area ratio and flood zone requirements to permit additions to a dwelling located in the R-12 zone.

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

After due consideration, the Board finds that there is hardship due to the house being constructed prior to the current zoning and flood regulations and failure to grant the variance would result in exceptional hardship. Therefore, the requested variances of floor area ratio and flood zone requirements is granted from sections 6-139 and 6-205 with the condition that the existing garage be removed. The Board notes previous APPEAL No. PLZE201400209 granted on June 11, 2014.

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. PLZE2018 00644

Appeal of Julieann & Robert Colligan, 21 Meadowbank Road, Old Greenwich for a variance of front yard setback to permit the addition of a patio to a dwelling located in the R-12 zone.

It was RESOLVED that said appeal be granted.

After due consideration the Board found there was hardship due to the lot being a through lot with 2 deficient right of way widths.

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

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

The date of these minutes and rendition date of said decisions is November 26 , 2018.

The next regular meeting is scheduled to be heard on December 12, 2018.

Arthur Delmhorst, Secretary