1. Public Notice - 11/18/20

Documents:

PUBLIC NOTICE 11-18-20.PDF

1.I. Decisions 11/18/20

Documents:

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1.II. Minutes 11/18/20

Documents:

11·18·20.PDF
PUBLIC NOTICE

Notice is hereby given that on Wednesday, November 18, 2020 at 7 P.M. a Virtual 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 PLZE202000040 8 HICKORY DRIVE, GREENWICH. Appeal of Graywolf Investments, LLC. for a variance of front yard setback to permit the construction of a new dwelling located in the R-12 zone.

No. 2 PLZE202000045 0 PERKELY LANE, RIVERSIDE aka tax id# 05-1263. Appeal of John and Kelli Lannamann for a variance of front yard setback to permit the construction of a new dwelling located in the R-12 zone.

No. 3 PLZE202000048 53 LONG MEADOW ROAD, RIVERSIDE. Appeal of 53 Long Meadow, LLC. Owner, Robert S. Amato, applicant, for variances of side and combined side yard setbacks to permit the placement of a new AC condensing units located in the R-12 zone.

No. 4 PLZE202000049 30 OLD STONE BRIDGE ROAD, GREENWICH. Appeal of Jra & Tina Douglas for variances of side and rear yard setbacks to permit an addition to an existing dwelling located in the RA-C2 zone.

No. 5 PLZE202000050 99, 103, 105, & 107 DINGLETOWN ROAD, GREENWICH. Appeal of Gary Silberberg alleging error in the Zoning Enforcement Officer's decision that a driveway modification on abutting lots does not require a variance.

Dated: November 6, 2020
Patricia Kirkpatrick, Chairman

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an
accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or alan.barry@greenwichct.org as soon as possible in advance of the event.
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. PLZE202000040 through Appeal No. PLZE202000050 described below heard November 18, 2020 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is November 30, 2020.

No. 1  PLZE202000040 8 HICKORY DRIVE, GREENWICH. Appeal of Graywolf Investments, LLC. for a variance of front yard setback to permit the construction of a new dwelling located in the R-12 zone was granted.

No. 2  PLZE202000045 0 PERKELY LANE, RIVERSIDE aka tax id# 05-1263. Appeal of John and Kelli Lannamann for a variance of front yard setback to permit the construction of a new dwelling located in the R-12 zone was granted.

No. 3  PLZE202000048 53 LONG MEADOW ROAD, RIVERSIDE. Appeal of 53 Long Meadow, LLC. Owner, Robert S. Amato, applicant, for variances of side and combined side yard setbacks to permit the placement of a new AC condensing units located in the R-12 zone was granted with conditions.

No. 4  PLZE202000049 30 OLD STONE BRIDGE ROAD, GREENWICH. Appeal of Jra & Tana Douglas for variances of side and rear yard setbacks to permit an addition to an existing dwelling located in the RA-C2 zone was granted.

No. 5  PLZE202000050 99, 103, 105, & 107 DINGLETOWN ROAD, GREENWICH. Appeal of Gary Silberberg alleging error in the Zoning Enforcement Officer's decision that a driveway modification on abutting lots does not require a variance was denied.

Dated: November 30, 2020
MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, November 18, 2020 at 7:00 P. M. on the Zoom Website, pursuant to due notice.

PRESENT:  Arthur Delmhorst, Acting Chairman
           John Vecchiolla, Acting Secretary
           Ken Rogozinski
           Wayne Sullivan
           Frank Baratta

EXCUSED:  Patricia Kirkpatrick,
           Joe Angland & Frank O’connor

The following appeals were heard:

APPEAL No. PLZE202000040

Appeal of Graywolf Investments, LLC, 8 Hickory Drive, Greenwich for a variance of front yard setback to permit the construction of a new dwelling located in the R-12 zone.

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

After considerable input from the applicant and neighbors, on motion made by John L. Vecchiolla and seconded by Mr. Frank Baratta, this variance for a front yard variance was approved 4-1 with Mr. Arthur Delmhorst, Mr. John L. Vecchiolla, Mr. Ken Rogozinski, and Mr. Frank Baratta voting to approve and Mr. Wayne Sullivan voting no. A topographical hardship and inland wetlands course created a hardship under Sections 6-203 and 6-205, and it should be noted that the existing dwelling was closer to Hickory Drive then the proposed 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. PLZE202000045

Appeal of John and Kelli Lannamann, 0 Perkely Lane, Riverside aka tax id# 05-1263, for a variance of front 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 on the following grounds:

On motion duly made by Mr. Ken Rogozinski and seconded by Mr. John L. Vecchiolla, it was unanimously approved to grant this variance pursuant to Sections 6-203 and 6-205 because of a hardship of the deficient width of Perkely Lane.
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 02000048

Appeal of 53 Long Meadow, LLC. Owner, 53 Long Meadow Road, Riverside, Robert S. Amato, applicant, for variances of side and combined side yard setbacks to permit the placement of a new AC condensing units located in the R-12 zone.

It was unanimously RESOLVED that said appeal be granted on the following grounds:

On motion made by Mr. Wayne Sullivan and seconded by Mr. Frank Baratta the Board unanimously approved the variances for side and combined side yard setbacks pursuant to Sections 6-128, 6-203, 6-205 and found that it would be a practical difficulty to remove the units in the present location approved by the Greenwich Building Department but not by Planning and Zoning.

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. PLZE20200049

Appeal of J ra & Tana Douglas, 30 Old Stone Bridge Road, Greenwich for variances of side and rear yard setbacks to permit an addition to an existing dwelling located in the RA-C2 zone.

It was unanimously RESOLVED that said appeal be granted on the following grounds:

On motion made by Mr. Frank Baratta and seconded by Mr. John L. Vecchiolla, the Board unanimously approved the variances of side and rear yard setbacks pursuant to Section 6-203 and 6-205 and found that the addition is to an existing non-conforming garage.

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. PLZE20200050

Appeal of Gary Silberberg, 99, 103, 105 & 107 Dingletown Road, Greenwich, alleging error in the Zoning Enforcement Officer’s decision that a driveway modification on abutting lots does not require a variance.
It was unanimously RESOLVED that said appeal be denied on the following grounds:

After almost three hours of testimony by the Applicant, Mr. Jodi Couture and Mr. Warren Raum, the owner of 105 Dingletown Road, the Board unanimously voted 5-0-0 to deny this appeal. The Board found that one cannot force an owner of property to adhere to the terms of a variance (in this case Appeal Numbers 4535 and 4536) for the access way if it could be relocated without the need for a variance and in accordance with the subdivision map.

Meeting was adjourned at 11:30 a.m.

The date of these minutes and rendition date of said decisions is November 30, 2020.

The next regular meeting is scheduled to be heard on December 9, 2020.

John Vecchiolla, Acting Secretary