1. Public Notice - 12/8/21

Documents:

    PUBLIC NOTICE 12-8-21.PDF

1.I. Decisions 12/8/21

Documents:

    D 12-8-21.PDF

1.I.i. Minutes 12/8/21

Documents:

    12-8-21.PDF
PUBLIC NOTICE

Notice is hereby given that on Wednesday, December 8, 2021 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 PLZE202100056 **40 WESSKUM WOOD ROAD, GREENWICH.** Appeal of Kevin and Gwen Reardon for a variance of rear yard setback to permit the expansion of a deck on a lot located in the R-12 zone.

No. 2 PLZE202100057 **447 NORTH STREET , GREENWICH.** Appeal of Taylor and Virginia Gray for a variance of allowable wall/ fence height on a lot located in the RA-1 zone.

No. 3 PLZE202100058 **12 MEADOW DRIVE , GREENWICH.** Appeal of Cindy and John Sites c/o Ashton Hudson Trustee for a special exception approval to permit additions to an existing accessory structure located in the RA-2 zone.

No. 4 PLZE202100059 **30 RIVERSVILLE ROAD, GREENWICH.** Appeal of Jean Claude Merz for variances of allowable stories, floor area ratio, front and side yard setbacks to permit additions to a dwelling located in the RA-1 zone.

Dated: November 26, 2021

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. PLZE202100056 through Appeal No. PLZE202100059 described below heard December 8, 2021 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is December 20, 2021.

No. 1 PLZE202100056 40 WESSKUM WOOD ROAD, GREENWICH. Appeal of Kevin and Gwen Reardon for a variance of rear yard setback to permit the expansion of a deck on a lot located in the R-12 zone was granted with conditions.

No. 2 PLZE202100057 447 NORTH STREET, GREENWICH. Appeal of Taylor and Virginia Gray for a variance of allowable wall/ fence height on a lot located in the RA-1 zone was granted.

No. 3 PLZE202100058 12 MEADOW DRIVE, GREENWICH. Appeal of Cindy and John Sites c/o Ashton Hudson Trustee for a special exception approval to permit additions to an existing accessory structure located in the RA-2 zone was continued.

No. 4 PLZE202100059 30 RIVERSVILLE ROAD, GREENWICH. Appeal of Jean Claude Merz for variances of allowable stories, floor area ratio, front and side yard setbacks to permit additions to a dwelling located in the RA-1 zone was continued.

Dated: December 20, 2021
MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, December 8, 2021 at 7:00 P. M. on the Zoom Website, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Wayne Sullivan, Acting Secretary
John Vecchiolla
James Ivester

EXCUSED: Arthur Delmhorst
Ken Rogozinski
Robert Nalewajek
Frank Baratta

The following appeals were heard:

APPEAL No. PLZE202100056

Appeal of Kevin and Gwen Reardon, 40 Wesskum Wood Road, Greenwich for a variance of rear yard setback to permit the expansion of a deck on a lot 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 location of the existing dwelling combined with the lot’s topography. Therefore, the requested variance of rear yard setback is granted from sections 6-203 and 6-205 with the condition that the deck not be enclosed.

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. PLZE202100057

Appeal of Taylor and Virginia Gray, 447 North Street, Greenwich for a variance of allowable wall/ fence height on a lot located in the RA-1 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 house being built prior to the adoption of the current zoning regulations in very close proximity to the road, combined with the shape of the lot and the location of the house on a main road. Therefore, the requested variance of allowable wall/fence height width is granted from sections 6-140.2 to permit the construction of a new fence/wall up to eight feet in height.

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 02100058**

Appeal of Cindy and John Sites c/o Ashton Hudson Trustee, 12 Meadow Drive, Greenwich for a special exception approval to permit additions to an existing accessory structure located in the RA-2 zone.

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

**APPEAL No. PLZE202100059**

Appeal of Jean Claude Merz, 30 Riversville Road, Greenwich for variances of allowable stories, floor area ratio, front and side yard setbacks to permit additions to a dwelling located in the RA-1 zone.

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

The date of these minutes and rendition date of said decisions is December 20, 2021.

The next regular meeting is scheduled to be heard on January 5, 2022.

Wayne Sullivan, Acting Secretary