1. Public Notice 12/11/19
   Documents:
   PUBLIC NOTICE 12-11-19.PDF

1.I. Decisions 12/11/19
   Documents:
   D 12-11-19.PDF

1.II. Minutes 12/11/19
   Documents:
   12-11-19.PDF
PUBLIC NOTICE

Notice is hereby given that on Wednesday, December 11, 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  PLZE201900508, 1 SMITH ROAD, GREENWICH. Appeal of Stephen Freidheim for a variance of floor area ratio to permit the construction of a new pavilion, playhouse and vertical addition over an existing garage located in the RA-1 zone.

No. 2  PLZE201900553, 11 CROSS LANE, COS COB. Appeal of Thomas and Kristen Steczkowski for variances off front, side and combined side yard setbacks to permit the construction of a new covered porch on a dwelling located in the R-7 zone.

No. 3  PLZE201900576, 561 WEST PUTNAM AVENUE, GREENWICH. Appeal of O&B Associate, applicant, & Riverside Service, LLC., for special exception approval to permit the use of a towing operation and a request to modify a previous condition prohibiting outdoor storage of vehicles at an existing automotive repair facility located in the GBO zone.

No. 4  PLZE201900581 86 CUTLER ROAD, GREENWICH. Appeal of Cutler Road, LLC., for a variance of front yard setback to permit the placement of a new transformer on a lot located in the RA-4 zone.

No. 5  PLZE201900593, 2 ARCH STREET, GREENWICH. Appeal of 41st Street Realty Holdings Co. LLC. for variances of sign location and require clearance to permit the placement of a new freestanding sign on a commercial property located in the CGB zone.

Dated: November 29, 2019
Chairman

Patricia Kirkpatrick,

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. PLZE201900508 through Appeal No. PLZE201900593 described below heard December 11, 2019 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is December 23, 2019.

No. 1 PLZE201900508, 1 SMITH ROAD, GREENWICH. Appeal of Stephen Freidheim for a variance of floor area ratio to permit the construction of a new pavilion, playhouse and vertical addition over an existing garage located in the RA-1 zone was granted.

No. 2 PLZE201900553, 11 CROSS LANE, COS COB. Appeal of Thomas and Kristen Steczkowski for variances off front, side and combined side yard setbacks to permit the construction of a new covered porch on a dwelling located in the R-7 zone was granted in part and denied in part.

No. 3 PLZE201900576, 561 WEST PUTNAM AVENUE, GREENWICH. Appeal of O&B Associate, applicant, & Riverside Service, LLC., for special exception approval to permit the use of a towing operation and a request to modify a previous condition prohibiting outdoor storage of vehicles at an existing automotive repair facility located in the GBO zone was granted with conditions.

No. 4 PLZE201900581 86 CUTLER ROAD, GREENWICH. Appeal of Cutler Road, LLC., for a variance of front yard setback to permit the placement of a new transformer on a lot located in the RA-4 zone was granted.

No. 5 PLZE201900593, 2 ARCH STREET, GREENWICH. Appeal of 41st Street Realty Holdings Co. LLC. for variances of sign location and require clearance to permit the placement of a new freestanding sign on a commercial property located in the CGB zone was granted.

Dated: December 23, 2019
MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, December 11, 2019 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Wayne Sullivan, Acting Secretary
Ken Rogozinski
Joseph Angland
Frank Baratta

EXCUSED: Arthur Delmhorst, John Vecchiolla & Frank O’Connor

The following appeals were heard:

**APPEAL No. PLZE201900508**

Appeal of Stephen Freidheim, 1 Smith Road, Greenwich for a variance of floor area ratio to permit the construction of a new pavilion, playhouse and vertical addition over an existing garage located in the RA-1 zone.

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

The Board, after due consideration found there was hardship due to a decrease in the amount of existing legally non-conforming FAR. Therefore, the requested variance of floor area ratio is granted from sections 6-9 and 6-205(a).

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. PLZE201900553**

Appeal of Thomas and Kristen Steczkowski, 11 Cross Lane, Cos Cob for variances off front, side and combined side yard setbacks to permit the construction of a new covered porch on a dwelling located in the R-7 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 deficient right of way width. Therefore, the requested variance of front yard setback 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 or impairment to the integrity of the regulations.

Additionally, the Board finds that there was no hardship articulated to justify the requested variances of side and combined side yard setback. Therefore, the requested variances of side and combined side yard setback is denied.

**APPEAL No. PLZE201900576**

Appeal of O&B Associate, applicant, & Riverside Service, LLC., 561 West Putnam Avenue, Greenwich for special exception approval to permit the use of a towing operation and a request to modify a previous condition prohibiting outdoor storage of vehicles at an existing automotive repair facility located in the GBO zone.

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

After due consideration, the Board finds that the special exception standards as provided by Sections 6-19, 6-20 and 6-100 of the Building Zone Regulations have been met. Accordingly, the special exception approval to permit the addition of a towing operation at an existing automotive repair facility and the modification of previous conditions limiting outdoor storage and repair is granted with the following conditions:

1. Outside repair be limited to Tire, Battery and Windshield Wiper repair.
2. The number of vehicles stored outside is to be limited to 21, including no more than 5 towing trucks.
3. Vehicles stored outside shall be in one of the designated parking spaces.
4. There is to be no access to or from the site onto Valley Drive.
5. There is to be no parking of vehicles along Valley Drive.

**APPEAL No. PLZE201900581**

Appeal of Cutler Road, LLC., 86 Cutler Road, Greenwich for a variance of front yard setback to permit the placement of a new transformer on a lot located in the RA-4 zone.

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

After due consideration, the Board finds there is hardship due to the requirement of the utility company that the generator be within 10 feet of the edge of a driveway. The Boards notes the location of the transformer is in a location that will be screened from the road by a stone wall.
Therefore, the requested variance for front yard setback is granted from sections 6-128(e), 6-203 & 6-205.

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. PLZE 201900593**

Appeal of 41st Street Realty Holdings Co. LLC, 2 Arch Street, Greenwich for variances of sign location and require clearance to permit the placement of a new freestanding sign on a commercial property located in the CGB zone.

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

After due consideration, the Board finds there is hardship due to the lot being bordered by 3 streets and the lots shape combined with the existing tree canopy in the location where the sign would need to be located. Therefore, the requested variances of sign location and require clearance are granted from sections 6-164 and 6-167.

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

The date of these minutes and rendition date of said decisions is December 23, 2019.

The next regular meeting is scheduled to be heard on January 8, 2020.
Wayne Sullivan, Acting Secretary