## FINAL SITE PLAN / SPECIAL PERMIT

<table>
<thead>
<tr>
<th>PLPZ 2020 00067</th>
<th>Round Hill Volunteer Fire Company, Inc. Renovation and addition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LOCATION:</strong></td>
<td>166 Old Mill Road</td>
</tr>
<tr>
<td><strong>ZONE:</strong></td>
<td>RA-4</td>
</tr>
<tr>
<td><strong>PARCEL SIZE:</strong></td>
<td>36,644 sq. ft.</td>
</tr>
<tr>
<td><strong>UTILITIES:</strong></td>
<td>Private Well and Septic</td>
</tr>
</tbody>
</table>

### ZONING STATISTICS

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
<th>Permitted/Required</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Gross Floor Area</strong></td>
<td>7,042.62 sq. ft.</td>
<td>8,354.19 sq. ft.</td>
<td>1,532.19 sq. ft.</td>
</tr>
<tr>
<td><strong>Floor Area Ratio</strong></td>
<td>0.223</td>
<td>0.273</td>
<td>0.05</td>
</tr>
<tr>
<td><strong>Building Height</strong></td>
<td>30 ft.</td>
<td>30 ft.</td>
<td>50 feet</td>
</tr>
<tr>
<td><strong>Stories</strong></td>
<td>2</td>
<td>2</td>
<td>3 ½</td>
</tr>
<tr>
<td><strong>Min. Green Area</strong></td>
<td>32.5% (9,959.7 sq. ft.)</td>
<td>31.12%* (9,536.3 sq. ft.)</td>
<td>84% (25,740.96 sq. ft.)</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>Not provided</td>
<td>17 + 1 ADA</td>
<td>25 or per Commission</td>
</tr>
<tr>
<td><strong>Min. Setbacks:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Front:</strong></td>
<td>49.64 ft.</td>
<td>41 ft.</td>
<td>83 ft.**†</td>
</tr>
<tr>
<td><strong>Side:</strong></td>
<td>22.1 ft. and 176 ft.</td>
<td>22.1 ft. and 162 ft.</td>
<td>35 ft.**</td>
</tr>
<tr>
<td><strong>Rear:</strong></td>
<td>8.1 ft.</td>
<td>8.1 ft.</td>
<td>75 ft.**</td>
</tr>
</tbody>
</table>

* May be waived under Sec. 6-205 Note 7(d) for club uses.
** Per Sec. 6-9 Buildings on non-conforming lots (in respect to area, lot shape or frontage) may use the, "...required yards for the zone immediately below the zone in which such lot is situated as listed in Sections 6-2 and 6-3.”
† Right-of-way is less than 50 ft. in width (32’ 7”). Per Sec.6-203, an additional 8 feet of front yard depth is required.

### APPLICATION SUMMARY:
The Applicant is seeking final site plan, special permit approvals per Sections 6-13 through 6-15, 6-17, 6-93, 6-94, 6-158, 6-203 and 6-205 of the Town of Greenwich Building Zone Regulations, to renovate and construct a 1,311.57 sq. ft. addition to the existing firehouse, restriping the existing parking are to include 17 parking spaces and 1 new ADA space, thus expanding the existing club use, requiring and special permit, on a 30,644 sq. ft. property located at 116 Old Mill Road in the RA-4 zone.
COMMENTS/RECOMMENDATIONS:
1. **ZONING** – the current fire house does not comply with: the gross floor area; front, side and, rear yard setbacks; and minimum green area. The proposed action would appear to further increase the non-conforming: gross floor area; front, and, rear yard setbacks. The applicant is expected to have their variance requests for Gross Floor Area, front yard setback, rear yard setback, parking and green area at the PZBA’s 5/27/2020 meeting. The Commission will need to leave this item open until the variances, as needed, are granted, or the plans are modified to meet the required zoning.

2. **GREEN AREA** - The current site does not meet the required minimum green area for the RA-4 zone. The proposed work appears to increase the non-conforming condition, by decreasing green area. Per Sec. 6-205 Note 7 (d), the Commission may waive green area for Special Exception uses permitted pursuant to Section 6-94 (a), Special Permit uses permitted pursuant to Section 6-94 (b).

3. **PARKING** – The applicant has determined their required parking based on Sec. 6-158, “Every other use not listed above = 1 space per 250 sq. ft. of usable floor area.” The Commission should determine if the parking for this use is adequate as proposed, or should be modified to meet a determined goal of the Commission.

4. **ARC** – The Commission should determine if exterior alteration review, from the ARC, is needed.

5. **DRAINAGE** – The subject proposal represented less than 1,000 sq. ft. in additional impervious area and therefore qualifies as a drainage exemption under the Town’s Drainage Manual.

6. **HEALTH** – the applicant has submitted code compliant septic plans to the health department. Health has indicated that they have no comment on this time.

7. Comments from all related Town Departments and/or related agencies, should be received prior to the Commission rendering a decision.

DEPARTMENT COMMENTS:
- **ZEO** – See attached
- **ENGINEERING** – Drainage Exemption
- **CONSERVATION** –
- **HEALTH** – See attached

PROJECT DESCRIPTION:
The Round Hill Volunteer Fire Company is proposing to expand and renovate their existing firehouse located at 166 Old Mill Road. The proposed 1,311.57 sq. ft. addition would be to the West side of the existing Fire House and almost evenly spread across the first and second floors. The renovations are being described as necessary to improve the handicap accessibility of the building; modernize the building, improve the functionality of the space, and has been designed to accommodate future renovations, in the event that the Town of Greenwich Fire Department does seek to share use of the facility.
ZONING:
The proposed expansion requires special permit approval, from the Commission as a non-residential use in the RA-4 Zone. The applicant has received PZBA special exception approval going back to 1956 (see PZBA decisions attached), for what the applicant describes as a club use to operate the Fire House. The applicant notes that the Fire Company applied for and received variances in 1969 and 1970 to add the fourth garage apparatus bay on the eastern side of the building and other renovations. In 2006, the PZBA granted approval for the Greenwich Emergency Medical Services to maintain temporary offices at the site. As of Oct. 9, 2018, the Commission amended the Building Zone Regulations to take this use in residential zones out of the list of Special Exception uses, approved by the PZBA, and made them Special Permit uses, approved by the Commission. The Commission will need to consider the use as well as determine if any prior special exception conditions shall be carried forward in the proposed action.

The current fire house does not comply with: the gross floor area; front, side and, rear yard setbacks; and minimum green area for the RA-4 Zone. The proposed action would appear to further increase the non-conforming: gross floor area; front, and, rear yard setback and green area. The ZEO has noted that parking is non-conforming, but the Commission should determine if the applicant’s assumptions as to the required Parking under Sec. 6-158 is correct. Furthermore, the subject parcel is undersized for the RA-4 Zone and therefore may make use of the RA-2 zone setbacks as permitted in Sec. 6-9 of the Regulations. However, the noted setback non-conformities still exist even after Sec. 6-9 is applied. A note in Section 6-205 of the BZR further restricts the permitted FAR for special permit uses in the RA-4 zone from 0.0625 to 0.05. Lastly, the Right-of-Way of Old Mill Road is less than the 50-feet width Town standard (32’7” is shown on the survey). Per Sec. 6-203(b), the required front yard, or street side yard depth, needs to be increased by 6-inches for every foot of deficient Right-of-Way width. This would appear to require an additional 8 feet of front yard depth for this site.

The Applicant has filed an application with the PZBA to request variances of front yard setback, rear yard setback, and Gross Floor Area and is expected to have their variance requests heard at the PZBA’s 5/27/2020 meeting. The applicant has asked to appear before the Commission to open the application and gain comments before going to the PZBA and then returning to address those comments with the Commission at a later date.

The Commission will need to determine if they would waive the minimum green area requirements in the RA-4 Zone, for this use under Sec. 6-205 Note (7) (d.), or if they believe the applicant’s only remedy would be to apply for a variance.

The Commission will need to leave this item open until the variances, as needed, are granted, or the plans are modified to meet the required zoning.

PARKING:
In addition to the expansion of the Fire House, the associated site improvements would expand
the parking area and restriping it to provide 17 parking spaces and 1 new ADA parking space. The applicant has suggested their required parking based on Sec. 6-158, “Every other use not listed above = 1 space per 250 sq. ft. of usable floor area.” Based on the proposed 8,354.19 sq. ft. building, equal to 6,265.64 sq. ft. of usable square footage, 25 parking spaces would be required for an “unlisted” use. Based on the prior approvals regarding the special exception use, granted by the PZBA, it would appear that the Fire House was considered a “Club” in a residential zone. Per Sec. 6-155, a “Club (golf, tennis, swimming or other sport)” use would require; 1 space per member for max. membership or as determined by the Commission based on type of facility, and membership use pattern.

The Applicant is requesting that the Planning and Zoning Commission consider modifying the parking requirement for the use of site as permitted under Sec. 6-158(b.)

The Commission should determine if the parking for this use is adequate as proposed, or should be modified to meet a determined goal of the Commission.

SEPTIC:
The Health Department has reviewed and approved a new septic design (see memo attached) for the site utilizing its rights in the warranty deed in Book 564 at Page 284 to connect to and use the septic system located at 170 Old Mill Road. The existing well on the property will remain in use.

DRAINAGE:
The proposed action appears to represent work that would not add more than 1,000 sq. ft. of new impervious area; qualifying the work for a Drainage Exemption under the Town’s Drainage Manual. The applicant has provided the required paperwork from their Professional Engineer, certifying the same.

Other Reviews and Approvals:
IWWA: The Inland Wetlands and Watercourses Agency has approved the project in accordance with Application #2019-012.

ARC: The applicant is willing to file an exterior alteration application with the Architectural Review Committee to review the building addition and renovations, as well as the new exterior generator, new air condenser units, and relocated oil tank, if the Commission requires it. The Commission should indicate if that review needs to happen prior to, or can occur after closure of the application.

APPLICABLE ZONING REGULATIONS:
The applicant is subject, but not limited, to Sections 6-12(e), 6-13, 6-15, 6-16, 6-17, 6-93, 6-94, 6-158, 6-177 through 6-182, 6-185, 6-187, 6-203 and 6-205, 6-205 note, and 6-205(a) Note 7(d) of the Greenwich Building Zone Regulations.
ZONING ENFORCEMENT

Project No. PLPZ20200067 Preliminary Final X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Round Hill Fire Company

LOCATION: 166 Round Hill Rd.

PLAN DATE:

ZONE: RA-4

☐ Ok for Zoning Permit Sign-off with the following revisions:

☐ Resubmit the following prior to Site Plan/Subdivision approval:

☒ The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.

*Pending approvals for variances of FAR, front and rear yard setbacks for the addition and mechanical equipment, required parking and required green area

Reviewed by: Jodi Couture

Date: 5/14/2020

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
RE: ROUTING - 166 Old Mill Road - PLPZ 2020 00067

Long, Michael <Michael.Long@greenwichct.org>
Tue 5/12/2020 9:25 AM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>

Bianca, we have approved a 100% Replacement area for the septic system located at 170 Old Mill Road serving the firehouse with no increase in capacity. We are satisfied with the proposal for the additions

Michael Long
Greenwich Long

From: Dygert, Bianca
Sent: Friday, April 24, 2020 11:52 AM
To: Long, Michael <Michael.Long@greenwichct.org>
Subject: ROUTING - 166 Old Mill Road - PLPZ 2020 00067

Hello Michael,

Please find attached routing sheet and the application materials for your review at the link below:

166 Old Mill Road - PLPZ 2020 00067

Please let me know if you have any comments on this proposal.

Thank you,

Bianca Dygert
Planner II

Town of Greenwich
Land Use - Planning & Zoning
101 Field Point Road
Greenwich, CT 06830-6463
Ph. (203) 622-7894
Office Fax. (203) 622-3795
Direct Fax. (203) 861-6113

Bianca.Dygert@greenwichct.org

www.greenwichct.gov
SITE PLAN APPLICATION

□ PRELIMINARY  □ FINAL

Project Name: Round Hill Volunteer Fire Co.
Project Address: 166 Old Mill Road, Greenwich, CT 06831
Property Owner(s): Round Hill Volunteer Fire Company, Inc.
Tax Account Number(s): 10-4512 Zone(s): RA-4 Lot Area: 30,644 sf

Please select all relevant items below:
- Special Permit – Complete special permit application form
- Coastal Overlay Zone
- Property is within 500 feet of a Municipal Boundary of __________ (for notification)
- Amendment to Building Zone Regulations – Section(s) __________
- Amendment to Building Zone Map – Zone(s) affected __________
- Health Department review needed
- Sewer Department review needed
- Architectural Review Committee Application attached or Review needed
- Planning & Zoning Board of Appeals review needed
- Inland Wetlands and Watercourses Agency Review / Approval Required

AUTHORIZED AGENT

Name: Thomas J. Heagney  Firm name: Heagney, Lennon & Slane, LLP
Street Address: 248 Greenwich Avenue  City: Greenwich  St: CT  Zip: 06830
Phone: (203) 661-8400  Email: THeagney@HLS248.com
Signature:  Date: 3/9/2020

PROPERTY OWNER(S) AUTHORIZATION

Name: Round Hill Volunteer Fire Company, Inc.
Street Address:  City:  ST:  Zip:
Phone:  Email:
Signature:  *See Authorization Letter  Date:

To be completed by P&Z staff only:
Check #: No Fee  Check Amount: $ N/A
Application #: PZ2202000067  PZ Site Plan App 2018
### SITE PLAN ZONING STATISTICS

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/ REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMMERCIAL/OFFICE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>COMMERCIAL/RETAIL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>OTHER USES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td>7,042.62</td>
<td>8,354.19</td>
<td>1,532.19</td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td>5,281.97</td>
<td>6,265.64</td>
<td>1,149.14</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>1 per 250 sf UFA</td>
<td>17, 1 HC, 4 indoor</td>
<td>25 for proposed sf</td>
</tr>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Bedrooms</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
<td>7,042.62</td>
<td>8,354.19</td>
<td>1,532.19</td>
</tr>
<tr>
<td><strong>BUILDING HEIGHT</strong></td>
<td>30'</td>
<td>50'</td>
<td></td>
</tr>
<tr>
<td><strong>FLOOR AREA RATIO</strong></td>
<td>0.223</td>
<td>0.273</td>
<td>0.05</td>
</tr>
<tr>
<td><strong>BUILDING COVERAGE</strong></td>
<td>0.1316 (4,032.2 sf)</td>
<td>0.1467 (4,494.1 sf)</td>
<td></td>
</tr>
<tr>
<td><strong>LOT COVERAGE</strong></td>
<td>0.5750 (20,684.3 sf)</td>
<td>0.6888 (21,107.7 sf)</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL PARKING SPACES</strong></td>
<td></td>
<td>17, 1HX, 4 indoor</td>
<td>25 for proposed sf</td>
</tr>
<tr>
<td><strong>GREEN AREA</strong></td>
<td>32.5% (9,959.7 sf)</td>
<td>31.12% (9,536.3 sf)</td>
<td>84% (25,740.96 sf)</td>
</tr>
<tr>
<td><strong>AGE OF STRUCTURE</strong></td>
<td>62 years (built 1958)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

This Site Plan Involves:
- ☑ ADDITIONS
- ☑ ALTERATIONS
- ☐ DEMOLITION
- ☐ RE-CONSTRUCTION

PZSitePlan App 2018
SPECIAL PERMIT APPLICATION

Project Name: Round Hill Volunteer Fire Co.
Project Address: 166 Old Mill Road, Greenwich, CT 06831
Property Owner(s): Round Hill Volunteer Fire Company, Inc.
Tax Account Numbers (s): Lot Area: 30,644 sf

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

☒ Section 6-17 — Special Permit standards and procedure
☐ Section 6-30 — Conservation Zone special provisions
☒ Section 6-94(a) — Non-residential Uses and Group Living Facilities permitted in Residential Zones including Resident Medical Professional Office
☐ Section 6-98 — RMF Zone
☐ Section 6-100— Use Groups for Business Zones
☐ Section 6-101, 107 — Buildings over 40,000 c.f. in Central Greenwich Impact Overlay Zone, Post Road Impact Overlay Zone, WB, LB or LBR Zones; and over 150,000 c.f. in all other zones
☐ Section 6-103.1 — Parking deficient uses in CGBR
☐ Section 6-104 — Parking Structures incl. underground in LB Zone and Height exceptions
☐ Section 6-105, 106 — Front Yard Parking in GB or GBO Zone
☐ Section 6-109, 109.1 — HO & HRO Zones
☐ Section 6-110 — Dwellings under special requirements for Business Zones
☐ Section 6-112 — IND-RE Zone applications
☐ Section 6-113 — In Hospital Zones: certain accessory uses, expansions exceeding 4,000 s.f. or interior alterations or changes of use exceeding 20,000 s.f. (cumulative within 2 years)
☐ Section 6-114 — CCRC (Continuing Care Retirement Community)
☐ Section 6-118.1 — Uses within railroad rights of way
☐ Section 6-123 — Setbacks from Connecticut Turnpike in Business Zones
☐ Section 6-140.1 — Satellite Earth Stations that emit microwaves
☐ Section 6-141 — Changes in non-conforming uses, buildings
☐ Section 6-205 — Historic structures in CBG Zone exceeding FAR And Notes 7, 8 & 9

To be completed by P&Z staff only:
Check # ____________ Check Amount: $_______
Application # __________________________

PZ Special Permit App 2018
March 9, 2020

Planning and Zoning Board of Appeals
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: 166 Old Mill Road, Greenwich, CT 06831

To Whom It May Concern:

I hereby authorize Heagney, Lennon & Slane, LLP to act as my agent to appear before the Town of Greenwich Planning and Zoning Board of Appeals, Planning and Zoning Commission, or any other Town Municipal Board in connection with the filing of applications on the above captioned property.

Round Hill Volunteer Fire Co., Inc.

[Signature]

DAVID CHASE
VICE PRESIDENT, RHVFC
Mr. Peter Mangs
Applications Coordinator
Planning and Zoning
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: Site Plan/Special Permit
166 Old Mill Road, Greenwich, CT 06831

Dear Peter:

Enclosed in support of the above referenced Site Plan and Special Permit Application, please find the following:

1. Site Plan Application Checklist;
2. Site Plan Application, 8 copies;
3. Special Permit Application, 8 copies;
4. Narrative, eight copies;
5. Affidavit of Notice to abutting property owners and certificate of mailing;
6. Aerial and Topographic GIS Maps;
7. Assessor’s Field Card;
8. Authorization Letter;
9. Architectural Plans, 8 full-size and 8 reduced copies;
10. Floor Area Worksheets, 4 full-size and 8 reduced copies;
11. Cubic Volume Calculations Certification Letter from Timothy Wade Peck AIA;
12. Overall Site Plan, 15 full-size and 8 reduced copies; and
13. Zoning Location Survey, 15 full-size and 8 reduced copies.

Please schedule this item for the next available agenda. Thank you for your assistance in this matter.

Very truly yours,

[Signature]

Thomas J. Heagney

TJH/em
Enclosures
NARRATIVE

Applicant Round Hill Volunteer Fire Company proposes to renovate and construct a 1,311.57sf addition to the existing firehouse at 166 Old Mill Road.

Applicant requests site plan and special permit approval for expansion of a club in a residential zone. The Round Hill Volunteer Fire Company began operating out of 166 Old Mill Road in 1948 when they leased a barn from the Episcopal Church’s Seabury House. The use on site was formally permitted by the Planning and Zoning Board of Appeals (ZBA) in 1956 as a special exception use for a club in a residential zone. The Fire Company applied for and received variances in 1969 and 1970 to add the fourth garage apparatus bay on the eastern side of the building and other renovations. In 2006, the ZBA granted approval for the Greenwich Emergency Medical Services to maintain temporary offices at the site. Applicant seeks special permit approval because the ZBA authority over clubs in residential zones was transferred to the Planning and Zoning Commission in 2018.

The 1,311.57sf proposed addition will be located on the West side of the existing structure with 656.62sf added to the first floor and 654.95sf added to the second floor. The new building would have a total square footage of 8,354.19sf. The first floor addition will include a new watch/day room, office, and elevator. The second story ceiling height will be increased on the East and South ends. The second story floor plan will be reconfigured to separate the bedrooms from the common area space of the lounge, offices, and training area. The second story addition will include a new kitchen area, restrooms, and a fitness room. The building renovations improve the handicap accessibility of the building; and have been designed to accommodate future renovations on the western side in the event that the Town of Greenwich Fire Department seeks to share use of the facility.
The associated site improvements will include restriping 17 parking spaces and 1 new handicap space. Based on the standard for unlisted uses in BZR Section 6-158, the proposed 8,354.19sf building would require 25 spaces for the 6,265.64sf of usable square footage. Applicant requests that the Planning and Zoning Commission modify the parking requirement for the use on site.

Applicant has filed an application with the ZBA to request variances of front yard setback, rear yard setback, and FAR. The FAR Note to BZR Section 6-205 further restricts the permitted FAR for special permit uses in the RA-4 zone from 0.0625 to 0.05. The Applicant requests that the Commission waive the green area requirement pursuant to Note 7(d) to BZR Section 6-205, in addition to the modification of the parking requirement. Alternatively, Applicant shall seek variances of use, parking and green area.

The Health Department has reviewed and approved a new septic design for the site utilizing its rights in the warranty deed in Book 564 at Page 284 to connect to and use the septic system located at 170 Old Mill Road. The existing well on the property will remain in use.

An exterior alteration application will be filed with the Architectural Review Committee to review the building addition and renovations, as well as the new exterior generator, new air condenser units, and relocated oil tank.

The Inland Wetlands and Watercourses Agency has approved the project in accordance with Application #2019-012.

Applicant requests site plan and special permit approval to construct an addition to the existing fire house.

Respectfully Submitted,
Thomas J. Heagney
Dated: March 9, 2020
It was unanimously RESOLVED that said appeal be granted on the following grounds:

The lots in question are situated in a neighborhood substantially developed prior to present zoning on lots of similar size and we think it would be hardship and practical difficulty in this case to require applicant to comply with the changed regulations.

APPEAL 2786

Appeal of Peyton Houston and Priscilla Houston for variance of front yard requirements to permit an addition to an existing dwelling on the easterly side of Cognewaugh Road, Greenwich, in an RA-2 Zone.

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

This is a legally non-conforming existing building and since the proposed addition will not aggravate the existing condition the variance is granted.

APPEAL 2787

Appeal of The Seabury House of Protestant Episcopal Church in U.S.A. and Round Hill Volunteer Fire Company for authorization as a special exception and variance of area, frontage and yard requirements to permit erection of a fire house on the southerly side of Old Mill Road, Greenwich, in an RA-4 Zone.

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

The proposed fire house if owned by the Town would be exempt from the Zoning Regulations (Section 5). The Volunteer Fire Company which will use the property will act for a public purpose. It has functioned as such from another building on the property for many years. A fire house is not a nuisance in any sense, (Netzenbaum "Law of Zoning" 2nd Ed. Vol. 2 - P. 1296) and this is borne out by the fact that there was no opposition to the application by any neighbor.

APPEAL 2788

Appeal of Anna L. Griswold and B. Douglas Hill for variance of front yard requirements to permit an addition to an existing dwelling on the northerly side of Nipowin Lane, Greenwich, in an RA-2 Zone.

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

This is a legally non-conforming existing building and since the proposed addition will not aggravate the existing condition the variance is granted.

APPEAL 2789

Appeal of Louis J. Vidra and Helen B. Vidra for variance of frontage, area and yard requirements to permit separate use of Lots 19-20 and 1 on the westerly side of Pemberwick Road, Greenwich, in an R-6 Zone.

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

The lots in question are situated in a neighborhood substantially developed prior to present zoning on lots of similar size and we think it would be hardship and practical difficulty in this case to require
zone and same being consistent with the character of the neighborhood as already developed, and the special exception standards having been met, it is granted.

APPEAL 2936

Appeal of Round Hill Volunteer Fire Company for amendment to variances of yard requirements granted in PZBA 2787 to permit erection of a fire house on the southerly side of Old Mill Road, Greenwich, in an RA-4 zone.

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

This application for an amendment to the variances previously granted by this Board under Appeal No. 2787 is made necessary by proposed enlargements to the building and shifting its site so that it will parallel Old Mill Road, and the new variances in the dimensions stated in the application and on the plot plan are granted on the same grounds given in our decision under the previous application.

APPEAL 2937

Appeal of David and Angelina Curcio for variance of area requirement and authorization as a special exception to permit conversion of an existing dwelling from one to two family occupancy on the easterly side of Harold Avenue, Greenwich, in an R-6 zone.

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

Notwithstanding the character of the R-6 neighborhood in which this property is situated, a two-family use cannot be justified in a house of this size, located on a lot which has an area of only half of the required area of the zone.

APPEAL 2938

Appeal of Richard W. Kaiser for variance of area, frontage and yard requirements to permit division of a tract into four lots on the easterly side of Stanwich Road, Greenwich, in an RA-2 zone.

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

The deficiency is so slight that it would be an unnecessary hardship to deny the division of the tract into four lots as proposed.

Topography and the two existing houses justify the variances of frontage and yard requirements.
This slight addition to this building will not worsen the pre-existing legally non-conforming condition. It will better the appearance of the house itself and relief will not injure the public or impair the Regulations.

APPEAL 4788.

Appeal of The Round Hill Volunteer Fire Company Inc. for authorization as a special exception and variance of yard requirements to permit addition to a fire house originally authorized under Appeal 2787 in 1956, on the southerly side of Old Mill Road, Greenwich, in the RA-4 zone.

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

This is an application for variance of yard requirements because of topography and shape, and authorization as a special exception to permit addition to a fire house in the RA-4 zone, and after weighing all the factors to be considered on such application we find the special exception may be permitted and the variance is granted.

APPEAL 4789.

Appeal of Estate of Clarence C. Ferris, Owner, and The Innis Arden Golf Club Inc., Lessee, for confirmation and authorization of existing special exception status and special exception status for addition to lighting for two existing paddle tennis courts at the rear of the club house as authorized in Appeal 4658, and accessory to a private non-profit club in existence since prior to zoning, on the easterly side of Tomac Avenue, Old Greenwich, in the R-12 zone.

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

This is an application for confirmation and authorization of existing special exception status and addition to stipulated conditions authorized as a special exception in Appeal 4658 to permit the installation of additional lighting for two existing paddle tennis courts in the R-12 zone, and after weighing all the factors to be considered on such application we find this use may be permitted on the condition that there shall be no illumination that spills out over the neighboring properties and the courts shall not be used after 10 P.M., and on the further condition that each court shall have erected four 1500 watt quartz lamps shielded and aimed directly downward, mounted on poles with a maximum height of 20' above the court surface, to be attached to the structure of the court 12' from the corner on each long side, to provide no greater than 30 foot-candles of illumination on surface of court.
APPEAL 4863.

Appeal of James Tesel, Owner, and Warren and Marie Prattarola, Contract Purchasers, for variance of frontage, yards and area requirements to permit separate use of Lot 13, on the westerly side of Gerry Street, Greenwich, in the R-6 zone.

It was unanimously RESOLVED that said appeal be granted (as amended) on the following grounds:

The lot in question is situated in a neighborhood substantially developed prior to present zoning. On lots of similar size and we think it would be hardship and practical difficulty in this case to require applicant to comply with the changed regulations and the requested variances are granted. The application was amended at the hearing with the Board's approval withdrawing the setback and side yard variance applications.

APPEAL 4864.

Appeal of William E. and Catherine H. Cook for variance of side yard requirement to permit construction of an accessory garage, on the westerly side of Zaccheus Mead Lane, Greenwich, in the RA-2 zone.

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

We find hardship exists due to the exceptional topography and shape of the lot in question and the variance will be non-injurious.

* - Mr. Phelps Barnum disqualified himself and Mr. Frank Lennon, an elector, heard the appeal in his place and stead.

APPEAL 4865.

Appeal of Johanna Darbannd, Owner, and Abis Corporation, Contract Purchaser, for authorization as a special exception and variance of yards, area and garaging requirements to permit construction and use of a three-family dwelling, on the westerly side of Booth Terrace, Greenwich, in the R-6 zone.

It was unanimously RESOLVED that said appeal be granted in part and denied in part.

On the hearing applicant amended the application for an increased front yard variance. The Board views the proposed use as commendable but more room is needed than exists. He may have the two-family house without approval by the Board and if this right is availed of we vary the front setback because of exceptional topography and the narrowness of the street.

APPEAL 4866.

Appeal of Round Hill Volunteer Fire Company Inc., for variance of yard requirements to amend Appeal No. 4788 to permit addition to fire house to continue on the southerly side of Old Mill Road, Greenwich, in the RA-4 zone.
It was unanimously RESOLVED that said appeal be granted on the following grounds:
This was a slight error of measurement due to no fault of the applicant. It would cause an unnecessary hardship to require it to be remedied. We impose a condition that the addition be no closer than 8 feet to the rear yard and no closer than 22 feet to the easterly side yard.

APPEAL 4867.

Appeal of Angelo and Lucia Masi for variance of frontage, area and yard requirements to permit separate use of Lots 38 and 39, on the westerly side of Edgewood Avenue, Greenwich, in the R-6 zone.
It was unanimously RESOLVED that said appeal be granted on the following grounds:
The lots in question are situated in a neighborhood substantially developed prior to present zoning on lots of similar size and we think it would be hardship and practical difficulty in this case to require applicant to comply with the changed regulations and the requested variances are granted. The side yard variance on Lot 38 is hereby amended, on applicant's motion, to a total of 11 feet.

APPEAL 4868.

Appeal of Charles N. and Olga Caviola for variance of street side yard and authorization as a special exception to permit addition to building used for automobile business, on the southerly side of West Putnam Avenue at Columbus Avenue and Victoria Street, Greenwich, in the B-G zone.
It was unanimously RESOLVED that said appeal be denied on the following grounds:
This application for similar but lesser relief was previously denied (PZBA No. 3458) on September 19, 1960.
No change in circumstances or new conditions have arisen since such denial. In any event, if there is hardship it was self-created.

APPEAL 4869.

Appeal of Roy B. and Edith Joy Simpson for variance of front yard requirement to permit the erection of tennis court fencing, on the westerly side of Vista Drive, Greenwich, in the R-20 zone.
It was unanimously RESOLVED that said appeal be granted on the following grounds:
Because we find hardship exists due to the width of the roadway, the numerous trees existing and the view line of the water, this location will be less obnoxious than if located in a permitted place on the lot.
APPEAL No. 9329.

Appeal of The Town of Greenwich, Great Captains Island, Greenwich, for variance of required flood hazard elevation to permit a first aid/lifeguard/restroom facility in the R-7 zone.

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

The Board, after due consideration, finds there is hardship and practical difficulty due to the elevation of the island where the proposed services and facilities must be provided to the public. The Board notes that the proposed structure is not eligible for insurance reimbursement under the National Flood Insurance Program. The requested variance of flood hazard elevation is, therefore, granted from Section 6-139.1(f)(12)(B) of the Building Zone Regulations.

The Board further finds that this relief is consistent with the Town's Plan of Conservation and Development and can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

APPEAL No. 9330.

Appeal of Round Hill Volunteer Fire Company, owner, and Greenwich Emergency Medical Service, applicant, 166 Old Mill Road, Greenwich, for variances of floor area ratio and of required yards to permit temporary offices in the RA-4 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 lot size, the firehouse use which has unique requirements, and the necessity to provide rapid emergency response to the northwest Greenwich area. The Board notes that this approval is based upon temporary, short-term use for the Greenwich Emergency Medical Service. Accordingly, the requested variances of floor area ratio and of required yards are granted from Sections 6-203 and 6-205 of the Building Zone Regulations. This granting is made upon the condition that the office trailer be removed when the certificate of occupancy for the replacement G.E.M.S. facilities is approved at another location.

The Board further finds that this relief is consistent with the Town's Plan of Conservation and Development and can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

APPEAL No. 9331.

Appeal of Brunswick School, Inc., 100 Maher Avenue, Greenwich, for special exception approval to permit academic building, conversion of the gymnasium to a performing arts facility, general renovations to the building, relocated athletic fields, a scoreboard, relocated parking areas, four staff housing units, and associated site improvements at an educational facility in the R-6 and R-20 zones.

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

The Board finds, after due consideration the special exception standards as provided by Sections 6-19, 6-20, and 6-94(a)(5) of the Building Zone Regulations have been met. The requested special exception to permit alterations to the academic building including replacing a gymnasium with a performing arts facility, relocation and expansion of parking, relocation of athletic fields, a scoreboard, four new faculty and staff housing units and associated site improvements is, therefore, granted. This granting is made upon the condition that during regular school activities, the school will prohibit all students, faculty and staff from parking on adjacent and local public streets.
EXEMPT

VALUATION RECORD

Assessment Year: 10/01/2005  10/01/2009  10/01/2010  10/01/2011  10/01/2012  10/01/2013  10/01/2014  10/01/2015

VALUATION
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LAND DATA AND CALCULATIONS

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Supplemental Cards

TRUE TAX VALUE: 66800
March 4, 2020

Town of Greenwich
Planning & Zoning Department
101 Field Point Road
Greenwich, CT 06830

RE: 166 Old Mill Road, Round Hill Fire Station – Cubic Volume Calculations

To whom it may concern;

This letter is to certify, in my professional opinion, that the cubic volume of the proposed development is approximately 136,062.67 cubic feet, inclusive of existing.

I hope this letter satisfies the Planning & Zoning site plan application requirement for certification of the cubic volume of the building. Please do not hesitate to call me with any questions.

Best Regards,

Timothy Wade Peck, AIA
Member, Shoreline Design Group, LLC

Cc: File
Tom Heagney

From: David Chass <david.chass@pillboxventures.com>
Sent: Thursday, March 05, 2020 11:03 AM
To: Tom Heagney; John Heagney; Sue Mutino
Subject: RHVFC Filing Fees + Process

Tom/John,

FYI, I spoke with Peter at P&Z. Pat has approved the waiving of all filing fees for the P&Z and ARC applications. I am awaiting confirmation from Zoning Enforcement on the same topic.

Tom, please let me know if you would like me to join you for the intake meeting with Peter.

David Chass
Pillbox Ventures, LLC
m: 201.981.1920
Engineer of Record Certification

Project Name: Round Hill Volunteer Fire Co., Inc.
Project Address: 166 Old Mill Road
Engineer's Name: Rob Frangione, P.E.
Engineering Firm's Name: Frangione Engineering, LLC
Street Address: 15 Snowberry Lane
City: New Canaan
State: CT
Zip: 06840
Phone: 203-554-9551
Fax: 203-966-6957
Email: rob.frangione@frangione.net

The undersigned Registered Professional Engineer of Record certifies that the Stormwater Management Report and Plans submitted herewith entitled:
100% Reserve Area & IWWA Application Prepared for Round Hill Volunteer Fire Co., Inc.

Form SE-100

Stormwater Management Report Last Revision Date: 2/7/2020
Number of Plan Sheets: 2
Last Revision Date: 1/24/2020


Engineer’s Signature

Date 2/7/2020

Engineer's Seal

Form SC-100

February 2014
STORMWATER MANAGEMENT STANDARDS – DRAINAGE REPORT EXEMPTION

Project Name: Round Hill Fire Co.

Project Address: 166 Old Mill Road

Project Lot Number(s): 22 E

Property Owner(s): Round Hill Volunteer Fire Co., Inc.

Tax Account Number(s): 10-4512 Zone(s): RA-4 Lot Area: 30,644 SF

1. Check all that apply to the proposed project:

☐ This is a new development or redevelopment project,

☐ The project will result in an increased amount of stormwater runoff and/or water pollutants flowing from a parcel of land (prior to the application of stormwater Best Management Practices),

☐ The project will alter the drainage characteristics of a parcel of land (prior to the application of stormwater Best Management Practices).

Categorical Exemptions:

2. Does the proposed project meet one of the following categorical exemptions? Check all that apply:

☐ Normal maintenance and improvement of land in agricultural use (as defined by Connecticut General Statutes), provided such activity conforms to acceptable management practices for pollution control approved by the Connecticut Department of Energy and Environmental Protection and the Greenwich Island Wetlands and Watercourses Commission. This exemption does not apply to construction activities that are not directly related to the farming or agricultural operation.

☐ Routine maintenance of existing landscaping, gardens (excluding structural modifications to stormwater BMPs including rain gardens) or lawn areas including those maintained by the Town of Greenwich Parks and Recreation Department and Board of Education.

☐ Resurfacing of an existing impervious area on a non-residential lot such as repaving an existing parking lot or drive with no increase in impervious cover.

☐ Routine maintenance to existing town roads that is performed to maintain the original width, line, grade, hydraulic capacity, or original purpose of the roadway.

☐ Residential cemetery management.

☐ Emergency repairs to any stormwater management facility or practice that poses a threat to public health or safety, or as deemed necessary by the approving authority.

☐ Any emergency activity that is immediately necessary for the protection of life, property, or the environment, as determined by the approving authority.

☐ Repair of an existing septic system.

☐ Construction of utilities (gas, water, electric, telephone, etc.), other than drainage, which will not permanently alter terrain, ground cover, or drainage patterns.

☐ Repair or replacement of an existing roof of a single-family dwelling.

☐ Construction of a second (or higher) floor addition on an existing building.

☐ Construction of a maximum 12 foot x 12 foot shed. The construction must include the installation of a 1 foot wide x 1 foot deep crushed stone trench along the sides of the shed that discharges the roof runoff.

☐ The repair of an existing wood, composite, or plastic deck with no proposed enlargement of the deck surface.
PROFESSIONAL - EXEMPTION CERTIFICATION

I hereby declare that the proposed project will add the following amount of impervious surfaces to the project site (check the box that applies):

- 0 to 500 square feet (conditionally exempt with Professional Engineer's Certification)
- 500 to 1,000 square feet (conditionally exempt with Professional Engineer's Certification)

It is my professional opinion that the project design, including the proposed drainage system, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure.

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 0 to 1,000 square feet (check all that apply):

- Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended
- A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
- The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm
- Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area.
  The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met
- Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10 feet planted as a meadow
- Restoring a riparian buffer (may require IWWA permit)

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 500 to 1,000 square feet (check all that apply):

- A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
- The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm

Professional Engineer's Signature: __________________________ Date: 2/7/2020

Professional Engineer's Seal

Form SE-100 Page 5 of 8 February 2014
Town of Greenwich
Department of Public Works - Engineering Division
Town Hall - 101 Field Point Road, Greenwich, CT 06836-2540
Phone 203-622-7767 - Fax 203-622-7747

IMPERVIOUS AREA WORKSHEET

This worksheet shall be used to quantify impervious surfaces associated with existing and proposed construction on your site. Please complete columns 1, 2, and 3 below listing the first floor or ground level square footage of each existing or proposed structure or site amenity. Each point of concern shall use a separate worksheet.

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<th>POINT OF CONCERN</th>
<th>(1) Existing Conditions Impervious Surfaces (sq ft)</th>
<th>(2) Proposed Conditions Impervious Surfaces (sq ft)</th>
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1 Refer to the glossary in the Town of Greenwich Drainage Manual for a definition of "impervious surface."
March 4, 2020

Town of Greenwich
Department of Public Works
Building Inspection Department
Zoning Enforcement Division
Town Hall
101 Field Point Road
Greenwich, CT 06830

Attn: Ms. Nancy Carmel, Zoning Enforcement Officer

RE: Property of Round Hill Volunteer Fire Co., Inc. – Proposed Addition
166 Old Mill Road, Greenwich, CT

Dear Ms. Carmel:

Frangione Engineering, LLC (FE) has established the Grade Plane for the existing building with a first floor elevation of 100.0 on the above-referenced project to be 99.23 (based on an assumed datum as shown on a sketch entitled "Round Hill Volunteer Fire Co., Inc. - Proposed Grade Plane - 166 Old Mill Road" dated March 4, 2020 by Frangione Engineering, LLC) and based on Planning and Zoning Regulations Section 6-5 (26).

The first floor elevation and proposed grading shown on the attached sketch is for permit purposes only and requires verification by the owner prior to construction.

Please be advised that we have also computed the distance of the finished first floor from the proposed finished grade and have determined that at no point is the finished first floor more than 12' above the proposed finished grade at the perimeter of the building.

Please feel free to call if you have any questions regarding this matter.

Respectfully submitted,

Frangione Engineering LLC

Robert M. Frangione, P.E.
Owner & Chief Engineer

Att.: Average Grade Worksheet & Sketch
Assumed Datum as shown on sketch entitled "Round Hill Volunteer Fire Co., Inc.- Proposed Grade Plane - 166 Old Mill Road," dated March 4, 2020 by Fregnone Engineering, LLC.

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TOTAL: 354.27 35153.15

COLUMN: 1 2 3

GRADE PLANE = TOTAL COL. 3 / TOTAL COL. 1 = 35153.15 354.27 = 99.23

First Floor El. 100.0 Grade Plane 99.23 Difference 0.77 ft.