Final Site Plan

PLPZ 2020 00245

Proposal for a temporary storage container (more than 90 days) in the parking lot

| LOCATION: | 31 Saint Roch Avenue |
| TAX ID: | 03-1095/S |
| ZONE: | R-6 |
| PARCEL SIZE: | 11,794 SF |
| UTILITIES: | Sewer, Public Water |

<table>
<thead>
<tr>
<th>FLOOR AREA</th>
<th>EXISTING*</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Printing Business Retail:</td>
<td>1,120.49 SF</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>Printing Business Office:</td>
<td>1,142.36 SF</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>Tenant Office:</td>
<td>692.12 SF</td>
<td>No Change</td>
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<tr>
<td>Accessory Garage:</td>
<td>400 SF</td>
<td>No Change</td>
<td></td>
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<tr>
<td>TOTAL:</td>
<td>3,354.97 SF</td>
<td>No Change</td>
<td>6,463 SF permitted</td>
</tr>
</tbody>
</table>

| FLOOR AREA RATIO: | 0.286 | No Change | 0.550 |
| LOT COVERAGE: | 10,800 (91.5%) SF | No Change | 10,800 SF (91.5%)* |
| BUILDING COVERAGE: | 1,883 SF | No Change | 1,883 SF* |
| PARKING SPACES: | 16 | 14 | 16* |

* Approved from PLPZ 201100079, 080

APPLICATION SUMMARY:
The applicant is requesting approval for a Final Site Plan to permit a 40’ x 8’ temporary storage container on existing parking lot for longer than 90 days per sec. 6-5, 6-13, 6-14, 6-15, 6-98, 6-100, 6-144 and 6-205, located on a 11,794 SF parcel at 31 Saint Roch Avenue in the R-6 zone.

ISSUES/RECOMMENDATIONS:
1. ZEO – issued comments dated 10/13/20 indicating endorsement for zoning permit sign off with a comment that the applicant should note the length of time the storage container will be in its location.
2. The Commission shall determine whether this storage container applies to Sec 6-144(c) - Accessory buildings shall include shipping containers and Commercial Storage Container such as PODS, which, if approved by the Town Planner, shall be permitted to be placed on a property for a maximum of 90 days in a calendar year unless otherwise approved by Commission or Town Planner.
3. The storage container shall be located five (5) feet from the rear and side yards per Sec 6-144 (b). The site plan does not note setbacks from the rear and side property lines.
4. The property is surrounded by a solid white fence. The Commission shall determine whether the proposed temporary storage container shall require any additional screening from adjacent properties.

5. The height of the storage container has not been provided, but shall not exceed 25 feet per Sec 6-144 (a).

6. The applicant has not indicated the usable floor area for the building which would determine the parking requirement. The property has a total of 16 spaces. The storage container would take up approximately two parking spaces. The Commission should determine if this would be acceptable per Sec 6-158.

DEPARTMENT COMMENTS:
Zoning Enforcement – Attached – dated 10/13/20

APPLICATION DETAILS:
Proposal:
The applicant is requesting approval for a Final Site Plan to permit a 40’ x 8’ temporary storage container on the existing parking lot for longer than 90 days located on a 11,794 SF parcel at 31 Saint Roch Avenue in the R-6 zone.

Existing Conditions/Zoning:
The property at 31 St. Roch Avenue includes an existing commercial use on a residential property in the R-6 zone. The printing business is operated on the first floor with office on the second floor. There is also a third floor office. The applicant has indicated that no other businesses are located on the property.

Application History:
PLPZ 2011 00079, 080 – Final Site Plan and Special Permit approved for change of use from contractor operations to retail printing business on residential property.

PLPZ 2011 00105 – Exterior alteration for printing business
PLPZ 2011 00106 – Sign/Awning application for printing business

APPLICABLE ZONING REGULATIONS:
§6-5. Definitions
§6-13. Site Plan approval required.
§6-14. Site Plan procedure
§6-15. Site Plan Standards.
§6-98. Use regulation for R-6 Zone
§6-144. Accessory buildings in Residence Zones
§6-158. Parking
§6-205. Schedule of required open spaces, limiting height and bulk of buildings.
ZONING ENFORCEMENT

Project No. PLPZ202000245

Preliminary

Final X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Barnes Realty

LOCATION: 31 St Roch Ave.

PLAN DATE:

ZONE: R-6

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

The applicant should not the length of time the storage area will be in its location

☐ 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.

Reviewed by: Jodi Couture

Date: 10/13/2020

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
SITE PLAN APPLICATION

☐ PRELIMINARY

Project Name: 31 Saint Roch Ave Temporary Storage
Project Address: 31 Saint Roch Ave Greenwich, CT 06830
Property Owner(s): David Goldberg
Tax Account Number(s): Zone(s): Lot Area:

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: ___________________________ Firm name: ___________________________
Street Address: ___________________________ City: ___________ St: ___ Zip: _________
Phone: ___________________________ Email: ___________________________
Signature: ___________________________ Date: ___________________________

PROPERTY OWNER(S) AUTHORIZATION

Name: David Goldberg
Street Address: 49 LaSalle Ave
City: Rye ST: NY Zip: 10580
Phone: (203) 622-8801
Email: mmpg2m@verizon.com
Signature: ___________________________ Date: 08/21/20

To be completed by P&Z staff only:
Check # ___________________________ Check Amount: $ ___________
Application # ___________________________ PZ Site Plan App 2018
## Site Plan Zoning Statistics

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
<th>Permitted/Required</th>
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<tbody>
<tr>
<td><strong>Commercial/Office</strong></td>
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<tr>
<td>Gross Floor Area</td>
<td>1200</td>
<td>320</td>
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<tr>
<td>Usable Floor Area</td>
<td>1200</td>
<td>320</td>
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<tr>
<td>Parking Spaces</td>
<td>16</td>
<td></td>
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<tr>
<td><strong>Commercial/Retail</strong></td>
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<td>Gross Floor Area</td>
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<tr>
<td>Usable Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<tr>
<td><strong>Other Uses</strong></td>
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<tr>
<td>Gross Floor Area</td>
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<tr>
<td>Usable Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<tr>
<td><strong>Residential</strong></td>
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<tr>
<td>Number of Units</td>
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<tr>
<td>Number of Bedrooms</td>
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<td>Gross Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<td><strong>Total Square Footage</strong></td>
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<td><strong>Building Height</strong></td>
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<td><strong>Floor Area Ratio</strong></td>
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<tr>
<td><strong>Building Coverage</strong></td>
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<tr>
<td><strong>Lot Coverage</strong></td>
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<tr>
<td><strong>Total Parking Spaces</strong></td>
<td>16</td>
<td>14</td>
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<tr>
<td><strong>Green Area</strong></td>
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<tr>
<td><strong>Age of Structure</strong></td>
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</tbody>
</table>

This Site Plan Involves:

- [ ] Additions
- [ ] Alterations
- [ ] Demolition
- [ ] Re-construction
My company Minuteman Press printing for Greenwich business and residents since 1993. Over the years my business has grown, and I need additional temporary space to store my stock and ready to pick up products. This container will take just 1.5 parking spaces on my parking lot which can have up to 16 cars.

David Goldvug
Minuteman Press
13 Saint Roch Ave
Greenwich, CT 06830
203-622-0001
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Inland Wetlands & Watercourse Agency ~ 203-622-7736 ~ Fax 203-622-7764

PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

Project Address: 31 Saint Roch Avenue
Tax ID:

Property Owner: David Goldvug
Address: 49 LaSalle ave, Rye, NY 10580

Contact information – Email or Cell Phone: mmpg@minutemanpress.com

Authorized Agent:
Address:

Contact information – Email or Cell Phone:

Has there ever been an IWWA application for this site? YES ☐ NO ☑ Appl. #

ACTIVITY: [Check one]
- Addition ☐
- Demolition ☐
- Deck ☐
- Garage ☐
- Interior renovations ☐
- New residence ☐
- Tennis Court ☐
- Pool ☐
- Site Work/Landscaping ☐
- Septic ☐
- Generator ☐
- Other (specify) ☐
- Temporary Storage ☐

Will this activity require an addition to the septic system or a B100a? YES ☐ NO ☑

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.

IWWA staff will review the project proposal to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. If an IWWA permit is required, the appropriate permit application packet will be provided.

Do not apply for a Building Permit until this review is complete.

No work may begin until an IWWA permit is issued and/or the “Building Permit Application Sign-Off Sheet” has been signed.

The issuance of a building permit alone does not constitute an authorization to proceed.

As the property owner ☐ or, authorized agent ☐ [check one] I believe the information I have submitted is correct.

Signature ________________________________ Date ________________

STAFF NOTES

Office Rev Date 08/24/2021 Field Inv Date 08/24/2021 WET/WC? ☐ YES ☐ NO ☐ TIDAL ☐

Action Required? YES ☐ NO ☐ If yes, DRO ☐ AA ☐ ARO ☐ SIA ☐ Staff [Signature]

Soils Report Date __/__/____ Author __________________ Soils __________________

Comments: ________________________________

IWWA Questionnaire Revised 3/24/2020
40'x8' Temporary Storage
TOWN OF HEBRON PLANNING & ZONING

APPROVED FOR:

Zoning Amendment Report

Town Official and Representative, Conditions

2006
OFFICE FOR EXISTING CONTRACTOR BUSINESS

GARAGE / STORAGE

THIRD PARTY OFFICE TENANT

STORAGE FOR EXISTING CONTRACTOR BUSINESS

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

AUXILIARY GARAGE PLAN
FIRST FLOOR:
A - 20'-2" x 38'-5" = 1120.48
TOTAL, FIRST FLOOR = 1120.48 B.F.

SECOND FLOOR:
B - 20'-2" x 39'-2" = 1142.36
TOTAL, SECOND FLOOR = 1142.36 B.F.

THIRD FLOOR:
C - 16'-10" x 26'-6" = 468.56
D - 19'-5" x 39'-8" = 1423.83
E - 6'-7" x 7'-6 1/2" = 46.81
TOTAL, THIRD FLOOR = 622.22 B.F.

AUXILIARY GARAGE:
F - 20'-6" x 38'-0" = 400.00
TOTAL, AUX GARAGE = 400.00 B.F.

TOTALS:
1120.48
1142.36
622.22
468.56
3354.97 B.F.

TOTAL FLOOR AREA = 3354.97 B.F.
P.A.R. = 3354.97 / 1151 = 286
ALLOWABLE P.A.R. = 580
MAX ALLOW FLOOR AREA = 6463 B.F.

FLOOR AREA WORKSHEET
FIRST, SECOND & THIRD FLOORS

PLPZ201100079785
FIRST FLOOR:
A - 30' 6" x 38' 5" = 1135.48
TOTAL, FIRST FLOOR - 1135.48 S.F.

SECOND FLOOR:
B - 29' 7" x 38' 7" = 1147.38
TOTAL, SECOND FLOOR - 1147.38 S.F.

THIRD FLOOR:
C - 16' 10" x 72' 6" = 1266.58
D - 15' 5" x 5' 8" = 43.03
E - 8' 7" x 7' 6 1/2" = 45.51
TOTAL, THIRD FLOOR - 625.12 S.F.

AUXILIARY GARAGE:
F - 10' 6" x 10' 6" = 420.00
TOTAL, AUX. GARAGE - 420.00 S.F.

TOTALS:
1135.48
1147.38
625.12
420.00
3354.87 S.F.

TOTAL FLOOR AREA: 3354.87 S.F.
F.A.R.: 3354.87 / 1178 = 286
ALLOWABLE F.A.R.: 550
MAX. ALLOW. FLOOR AREA: 6463 S.F.
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