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

RE: Greenwich Hospital Smilow Cancer Center
Modifications to H-2 Zone Requirements
15-38 Lake Avenue & 54-64 Lafayette Place, Greenwich, CT 06830

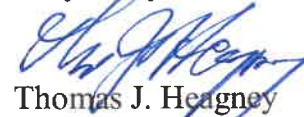
Dear Commission Members,

On behalf of Greenwich Hospital, we hereby request an amendment to Section 6-205 of the Building and Zoning Regulations to modify building coverage and lot coverage in the H-2 Zone. Currently, building coverage is limited to 35% of lot area. The proposed Smilow Cancer Center for the property at the corner of Lafayette Place and Lake Avenue would have building coverage of 41.1%. This additional coverage permits the creation of a healing garden which while landscaped does represent actual building coverage.

In addition, an increase in lot coverage from 75% to 80% is requested. This additional coverage permits fire apparatus access for the entire building and for a separate delivery of mechanical equipment and supplies. The proposed Smilow Cancer Center facility would have coverage of 77.1%.

Attached is a Comparison of Regulatory Compliance for Re-Zoning Purposes Chart.

Very Truly Yours,



Thomas J. Heagney

Comparison of Regulatory Compliance for Re-Zoning Purposes						
Standard	Proposal	RMF Zone	H-1 Zone	H-2 Zone	H-2 Zone Amended	
Stories	3	4	3	4	N/A	
Height	39' 2 & 3/8"	40'	65'	40'	N/A	
Minimum Lot Size	94,896sf	2400sf per family	8 acres	N/A	N/A	
Frontage	Over 350' on Lake Avenue; Over 175' on Lafayette Place	60'	N/A	N/A	N/A	
Building Coverage	41.10%	N/A	50%	35%		45%
FAR	0.578	0.6	1.25	0.6	N/A	
Front Yard	Over 25'	50'	45'	25'	N/A	
Side Yard	Over 15'	50' (25' for Street Side Yard)	100'	15'*	N/A	
Rear Yard	Over 25'	50'	25'	25'	N/A	
Lot Coverage	77.10%	50% as green area	90%	75%		80%

Bold denotes H-2 Zone standards to be amended

* Excluded from BZR §6-132