Zoning Map Amendment
PLPZ 2021 00544

Michael Newman, Robert Aaronson, Philip Anstey
Re-zone from the RA-2 to the R-12 Zone.

<table>
<thead>
<tr>
<th>Location:</th>
<th>190, 200, 240, and 248 Lake Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing zone:</td>
<td>RA-2 Zone</td>
</tr>
<tr>
<td>Proposed zone:</td>
<td>R-12 Zone</td>
</tr>
</tbody>
</table>

**APPLICATION SUMMARY**
The applicants are seeking a Zoning Map Amendment, to change the zoning designation of property located at 190, 200, 240, and 248 Lake Avenue from the RA-2 to R-12 Zone. The four parcels selected for re-zoning are all undersized for the RA-2 Zone, and located on the west side of Lake Avenue. The abutting properties to the north, south and west are RA-2 Zone. Parcels across the street are within the R-12 and R-7 Zones.

**ISSUES / RECOMMENDATIONS:**
- Listed below are the stated purposes of zoning, per Sec. 6-1 of the Town of Greenwich’s Building Zone Regulations:
  1) Promoting the health, safety, morals and general welfare of the community;
  2) Lessening congestion in the streets;
  3) Securing safety from fire, flood, panic and other dangers;
  4) Providing adequate light and air;
  5) Preventing the overcrowding of land and avoiding undue concentration of population;
  6) Facilitating adequate provision of transportation, water, sewerage, schools, parks and other requirements;
  7) Conserving the value of buildings and encouraging the most appropriate use of land throughout the town;
  8) Providing for the public health, comfort and general welfare in living and working condition;
  9) Regulating and restricting the location and use of buildings, structures and land for trade, industry, residence and other purposes;
  10) Regulating and limiting the height and bulk of buildings hereafter erected;
  11) Regulating and determining the area of yards, courts and other open spaces for buildings hereafter erected.
  12) Encouraging the retention and development of housing opportunities for all citizens of the municipality.

The Commission will need to consider if the proposed action meets the intents and purposed on the Town’s Zoning Regulations.

- Per Sec. 8-3a of the CT General Statutes, “In any municipality which has a combined planning and zoning commission operating under the general statutes or any special act, the commission shall state on the record its findings on consistency of a proposed zoning regulation or boundaries or changes thereof with the plan of development of the municipality.”

---

**Location:**
- 190, 200, 240, and 248 Lake Avenue

**Existing zone:**
- RA-2 Zone

**Proposed zone:**
- R-12 Zone
DEPARTMENT COMMENTS
WestCOG – See attached.

BACKGROUND
Based on Building Zone Maps in the P&Z Department, the subject lot has always been in a single family residential zone. The initial town Zoning Map in 1926, appears to have placed the properties in the “A” Residence zone. The 1939 Zoning Map appears to have placed these parcels in the one-acre zone. The 1957 Zoning Map again moved the zoning designation for these parcels to the RA-2 Zone. As the Commission is aware, the subject parcels were adjacent to and/or associated with the Rosemary Hall Campus which had operated on the site from 1900 to the mid 1970’s. However, these lots were later sold to private homeowners, and have since carried on, not as part of the campus, but outliers on the street and legally non-conforming lots. It should be further noted that parcel data was not projected on the zoning map until the late 1970’s, so many of the zoning districts, when created or amended, tended to follow, historic patterns, the road network, or goals of the Commission/community. It made sense that earlier Commissions’ thinking of these properties as part of the school campus, would have placed them in the same zoning district, or kept them in within historic boundaries. However, this is no longer the case.

ZONING ANALYSIS
Based on the zoning history of the site, it is not clear if the subject lots began as conforming parcels, but since the 1939 map, the properties appear to at least be undersized for their zone. While rezoning the properties may increase the potential for development on these parcels, when compared to similar sized parcels in the RA-2 zone, they would be much closer the minimum lot size for parcels in the R-12 Zone, and thus the level of development would be similar to that zone. It is further noted that rezoning them from the RA-2 to the R-12 eliminates most if not all of the dimensional zoning non-conformities of these lots: Lot shape, lot area, lot frontage, reducing potential variance requests. This is particularly poignant, since the “step down” provision of Sec. 6-9, does not ameliorate these non-conforming issues undersized parcels in the RA-2 only get to make use of the relate RA-1 zone criteria. That does not appear to reduce much, if any of the same zoning deficiencies. It should also be noted that the side yard setbacks and lot frontage of some of these parcels, would still not be able to meet R-12 zoning, due to the narrow lot shape for some parcels. The R-12 zoning designation is adjacent to, and would be extended from the similarly zoned R-12 area, designate across the street.
While the many of the existing non-conformities would be addressed by the rezoning, it should be noted that the potential for re-subdivision of some of the existing parcels, may be possible by this change. 190 and 248 Lake would have double the minimum lot area., and if land was reorganized, additional zoning lots could potentially be created.

POCD:
Per the Town’s Zoning regulations, and the State’s Statutes, a zoning map change must comply with stated goals of the POCD. The Commission would need to determine in the subject action is not in keeping with the stated goals or principals of the Plan of Conservation and
Development. Staff would note that objective 1.3 of the POCD would appear have some applicable subject matter for this request.

**APPLICABLE REGULATIONS:**
Sec. 6-22, Sec. 8-3 of the CT General Statutes
[EXTERNAL]

To: Bianca Dygert, Planner II

From: Kristin Floberg, Planner

Re: CT Statutory Referral to WestCOG from Greenwich- Attached Zoning Amendment

Date: December 2, 2021

Thank you for submitting the attached referral to WestCOG.

The opinion of WestCOG staff is that the proposal is of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment.

From: Dygert, Bianca <bianca.dygert@greenwichct.org>
Sent: Wednesday, December 1, 2021 1:43 PM
To: Referrals <referrals@westcog.org>
Subject: Proposed Zoning Map amendment for 190, 200, 240 & 248 Lake Avenue from RA-2 to R-12

RE: Proposed Zoning Map amendment
PLPZ #2021 00544
Zoning Referral: Proposed Zoning Map Amendment

To Whom It May Concern,
In accordance with C.G.S. Sec. 8-3b, the Town of Greenwich is forwarding a copy (attached) of the proposed zoning map amendments to rezone the properties at 190, 200, 240 and 248 from RA-2 to R-12.

Please find the applications at the links below:
(Please note per Town of Greenwich policy, the link will expire in 7 days)

https://greenwichct-my.sharepoint.com/:f:/g/personal/katie_deluca_greenwichct_org/Ev3CNdRyPNZGlnC680Tv6a0BLigBc9LHgfYNYx_4fgYZmEw?e=z4PGkY
The Greenwich Planning and Zoning Commission will hold a public hearing on the applications on a date, time, and place to be published on the Town of Greenwich website. You may appear and be heard at any hearing on this application. Any questions and/or comments on the application may also be addressed to this agency by telephone (203-622-7894) between the hours of 8:00 am to 4:00 pm weekdays, in person at Greenwich Town Hall between the hours of 8:00 and 3:30 pm Mondays, Tuesdays, Thursdays and Fridays or by email to the address provided below.

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

**CAUTION:** This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
Site Plan Application

Property Address: 190, 200, 240, & 248 Lake Avenue

Property Owner: Aaronson, Newman, Liu/Ku, Anstey

Address: 190, 200, 240, & 248 Lake Avenue, Greenwich CT 06830

Email: see signature page

Cell Phone: see signature page

Other Phone: 

Applicant: Michael Newman

Address: 200 Lake Avenue, Greenwich CT 06830

Email: newmanmw@gmail.com

Cell Phone: 917-853-3959

Other Phone: 

Authorized Agent: 

Address: 

Other Phone: 

Select One:  □ Pre-Application   □ Final

Zone(s): Converting RA-2 to R-12

Lot Area: 4 Lots totaling ~2.5 acres (~112,000 sq ft)

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 Converting RA-2 to R-12

□ 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

□ Scenic Road Designation

To be completed by P&Z staff only:

Check # ____________________________ Check Amount: $______________

Application # ____________________________

pzSitePlanApp 2020
Site Plan Review Checklist

Property Address: 190, 200, 240 & 248 Lake Avenue
Tax ID: 2460682, 2460624, 2460604, 2460644

Anticipated Type of Application: Amendment to Building Zone Map: Converting RA-2 to R-12

All applications for preliminary and final site plan approval shall be made on the appropriate forms as provided by the Planning Staff. The following items must also be provided with the application. If any of the following items are not filed at the time of application, the application may be returned to the applicant in order that it may be filed in the entirety at an appropriate future date. Required Items: (Sec. 6-14)

Please check the items submitted below:

✓ 1. Fifteen copies of a survey, folded to 9" x 12", showing existing conditions, including:
   a. Locations and dimensions of all existing buildings, structures, fences, retaining walls, utility facilities, trees of six (6) inches or more in diameter at breast height, and other similar features.
   b. Existing contours at no more than a two-foot vertical interval, unless waived by the commission Staff in circumstances where such contours may not be necessarily pertinent. The survey shall indicate topographic conditions of property immediately adjoining the subject parcel.
   c. The location of all existing watercourses, intermittent streams, wetlands as required by IWWA, Flood Hazard Lines as determined by FEMA, springs and rock outcrops or a note indicating that none exist, with the sources of information listed.
   d. The zone in which the land to be developed falls and the location of any town and zone boundary lines within or adjoining the tract, and yard dimensions to existing buildings. Lot area, by zone, shall be indicated.
   e. The title of the development, date, revision date if any and nature of revision, north arrow, scale, and the name and address of owner and names of owners of adjacent land.
   f. Street and property lines, curbs, edges of pavement, sidewalks, easements, right-of-way, covenants, and deed restrictions.
   g. Traffic lights and controls, public trees, catch basins, hydrants, and power and telephone lines in adjacent streets.
   h. Certification with the signature and seal or registration number of a registered land surveyor licensed in the State of Connecticut that the drawing is substantially correct to A-2 Standards, and that the property is in a designated zone under the zoning regulations.

2. Fifteen sets of a detailed Site development plan, at a readable scale, folded to 9" x 12", prepared in accordance with all applicable Town standards including the Roadway Design and Drainage Design Manuals, and signed by a professional architect, land surveyor, or engineer licensed in the State of Connecticut, showing:
   a. Location, dimension, and elevation of all proposed buildings, structures, walls, fences.
   b. Location dimensions and surface treatment of all existing and proposed parking and loading spaces, traffic access and circulation drives, and pedestrian walks. Sidewalks are to be provided as required by the Building Zone Regulations.
   c. Approximate location of proposed utility lines, including water, gas, electricity, sewer and the location of any transformers.
   d. Note specifying source of water supply and method of sewage disposal.
   e. Existing and proposed contours at units of no more than a two-foot interval unless waived by the Commission's staff. Cuts and fills and estimates of blasting to be submitted at time of final site plan.
   f. Location, size and type of proposed landscaping and buffer planting and the designation of those areas of natural vegetation not to be disturbed.
   g. Any other similar information determined by the Commission staff to provide for the proper enforcement of the Building Zone Regulations.
   h. Zoning statistics including: Gross Floor Area, Floor Area Ratio, Usable Floor Area, Required Parking, Actual Parking

pzSitePlanChecklist 2020
Provided, Building Height, Building Footprint, and Area Devoted to Surface parking, Building and Drives.

☐ i. Provisions for compliance with Americans with Disabilities Act (Handicap Access) and State Building Code.

☐ j. Coastal Area Management Application for projects within the Coastal Overlay Zone.

☐ 3. Eight sets of architectural plans, signed and sealed by an architect registered in the State of Connecticut, of all floors, all exterior elevations showing existing and proposed grade conditions. Elevations are to detail architectural elements by labeling materials, color and dimensions. Each architectural elevation shall show the absolute building height as well as building height for zoning purposes. All HVAC facilities are to be shown on architectural elevations.

☐ 4. Three copies of Floor Plan Work Sheets with the dimensions and calculated floor areas for each floor prepared in accordance with Sec. 6-5(22). Consult Commission Staff for required format.

☐ 5. Three copies of “building coverage” computation sheets.

☐ 6. Three copies of “area devoted to surface parking, building, and drives” worksheets.

☐ 7. Five copies of sight distance certification reports when required by a preliminary site plan review or when advised by the commission staff pursuant to item 2(g) of this checklist.

☐ 8. Three copies of Volume calculations per 6-101.

☐ 9. Completed Traffic Impact Evaluation Form if applicable. Submission requirements are defined on the form, available at the Commission office. A traffic report may be required.

☐ 10. Ten copies of completed application form signed by applicant or authorized agent, owners and contract purchasers, as applicable.

☐ 11. Ten copies of completed Special Permit form, if required by Building Zone Regulations.

☐ 12. Fifteen copies of detailed, inclusive narrative description of the proposed project. For those projects involving amendments to the Building Zone Regulations and/or amendments to the Building Zone Regulation Map, the narrative description must provide the section number and text for the proposed amendments(s) to the BZR and an explanation providing justification for the proposal. For map changes, a scaled drawing at 1" to 400’ needs to be provided for affected areas(s).

☐ 13. Eight copies of reductions in, 11 x 17 size, or other appropriate size, providing a readable, clear plan of proposed site development and architectural plans.

☐ 14. A showing that an adequate source of potable water is available to satisfy the needs of the proposed development as per Sec. 6-15(a) (5), signed by C.A.W.C.

☐ 15. An affidavit certifying that all abutting property owners have been notified, as evidenced by the submission of a certificate of mailing or certified or registered mail receipts about said application. A schedule of names, addresses, shown on a GIS map with lot lines indicating the location of the notified property owners. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. For projects which require the preliminary review by the Conservation Commission, the notice shall be sent by the applicant to abutting owners two weeks prior to any scheduled hearing date of the Conservation Commission.

☐ 16. Authorization for the agent and contract purchasers to act on behalf of the certified property owner(s).

☐ 17. A separate schematic plan at a scale no larger than 1" - 100" indicating buildings, parking and drives on the site and all adjoining properties, including those across the street, and the nearest cross street.

☐ 18. Five copies of a Drainage Summary Report as per Department of Public Works and the Town Drainage Design Manual. The summary report must be prepared in accordance with the following formats: PRELIMINARY: Existing and proposed storm water distribution, existing and proposed runoff rates, capability of off-site drainage facilities to accommodate proposed runoff, capability of off-site soils to accommodate percolation or detention if proposed, and identification of proposed drainage structures. FINAL: Final structure design details, prior approval from IMWA, Engineering Division and Conservation Commission as appropriate, and all information required by the preliminary report or two copies of drainage exemption forms.

☐ 19. In accordance with Sec. 6-183.1 to 6-183.10 of the Building Zone regulations, tree protection and sedimentation and erosion control plans shall be submitted with all site plan applications.

☐ 20. All applications for final site plans shall be in the form of a survey prepared by a registered Connecticut land surveyor having metes and bounds, dimensions of all buildings, parking and drives, setbacks of all structures from property lines, setbacks between buildings, and certification that building dimensions shown thereon are the same as the approved architectural plans Architectural and drainage plans are to be references by title, date(s) and sheet numbers.

☐ 21. Required fee submitted at time of application (see fee schedule).

☐ 22. "It is the belief of the PZC staff that this application is incomplete because of the failure of the applicant to provide the materials"
referred to above. This application will be reviewed by the PZC and a decision made as to whether it is complete or incomplete at its public meeting to be held in the PZC office.

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Mangs, who can be reached by (email) Peter.Mangs@greenwichct.org or (phone) 203-622-7894.

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax 203-622-3795

Application Signature Page

Property Address: 190, 200, 240, & 248 Lake Avenue

Property Owner 1: Michael Newman
Address: 200 Lake Avenue, Greenwich CT 06830
Email: newmanmw@gmail.com
Cell Phone: 917-853-3959
Signature: ___________________________ Date: 11/21/21

Property Owner 2: Robert Aaronson
Address: 190 Lake Avenue, Greenwich CT 06830
Email: raaronson.ch@gmail.com
Cell Phone: 203-253-3224
Signature: ___________________________ Date: 11/21/2021

Property Owner 3: Jane Liu & Thomas Ku
Address: 240 Lake Avenue, Greenwich CT 06830
Email: liu_nyc@yahoo.com
Signature: ___________________________ Date: ________________

Property Owner 4: Philip Anstey
Address: 248 Lake Avenue, Greenwich CT 06830
Email: philip.anstey@gmail.com
Cell Phone: 203-817-2861
Signature: ___________________________ Date: 11/21/2021

Applicant: ___________________________ Address: ___________________________
Email: ___________________________ Cell Phone: ___________________________
Signature: ___________________________ Date: ___________________________

Authorized Agent: ___________________________ Address: ___________________________
Email: ___________________________ Cell Phone: ___________________________
Signature: ___________________________ Date: ___________________________
Affidavit of Notification of Application for Rezoning

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

) ) ss: GREENWICH

I, Michael Newman, being first duly sworn, do hereby certify that on November 23rd, 2021, I caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A attached hereto a copy of the notice attached hereto as Exhibit B.

Said persons were the record owners, as of November 23rd, 2021 as shown on the Town Tax Assessor's Office records of property abutting (as said term defined in Sec. 6-14 (a)(3) of the Greenwich Building Zone Regulations) the property located at 190 Lake Avenue, 200 Lake Avenue, 240 Lake Avenue, and 248 Lake Avenue in Greenwich, Connecticut for which an Application for Rezoning has been filled with the Greenwich Planning and Zoning Commission.

[Signature]

Subscribed and sworn to

Before me on November 23rd, 2021

[Signature]

Notary Public 4-30-23
EXHIBIT A

Proposed Properties for Rezoning at 200, 190, 240 and 248 Lake Avenue

Michael Newman
200 Lake Avenue
Greenwich, CT 06830
10-2335/S

Lake Avenue Family
c/o Robert Aaronson
190 Lake Avenue
Greenwich, CT 06830
10-1525/S

Jane Liu & Thomas Ku
240 Lake Avenue
Greenwich, CT 06830
10-2336/S

Philip & Aleksa Anstey
248 Lake Avenue
Greenwich, CT 06830
10-2237/S

Abutting Neighbors to Proposed Properties for Rezoning at 200, 190, 240 and 248 Lake Avenue

Carmel Academy
c/o Jon Malkin, President
270 Lake Avenue
Greenwich, CT 06830

Field Club of Greenwich
276 Lake Avenue
Greenwich, CT 06831
10-1207/S

Vicki & Andrew Morton
271 Lake Avenue
Greenwich, CT 06830
07-1241/S

Robert Kirk Bedell
261 Lake Avenue
Greenwich, CT 06830
07-1459/S

Scott Sternberg
25 Evergreen Road
Greenwich, CT 06830
07-1187/S

Page 1 of 2
Stephen Sullivan
241 Lake Avenue
Greenwich, CT 06830
07-1573/S

Lynn Flynn
237 Lake Avenue
Greenwich, CT 06830
07-1273/S

Jim & Betsy Gallagher
195 Lake Avenue
Greenwich, CT 06830
07-1774/S

Salvatore Bellofatto
193 Lake Avenue
Greenwich, CT 06830
07-1773/S

Steve Kavulich
191 Lake Avenue
Greenwich, CT 06830
07-1772/S

Steve Kavulich
284 Riverside Avenue
Riverside, CT 06878
(mailing address for 191 Lake Avenue)

Elaine Rueda
183 Lake Avenue
Greenwich, CT 06830
07-1106/S

Peter O'Connor
179 Lake Avenue
Greenwich, CT 06830
07-1143/S

Philip & Kristina Larson
186 Lake Avenue
Greenwich, CT 06830
10-2334/S
Michael Newman  
200 Lake Avenue  
Greenwich CT 06830  
917-853-3959  
newmanmw@gmail.com  

November 23rd, 2021  

RE: Rezoning 200 Lake Avenue, 190 Lake Avenue, 240 Lake Avenue and 248 Lake Avenue from RA-2 to R-12 Zoning  

Dear Neighbor,  

Following our conversation, the conversations I have had with our neighbors in the abutting properties to the addresses referenced above, and the Pre-Application Review held November 9th, I wanted to provide you with an official notification of my rezoning application consistent with local practices and procedures.  

Notice is hereby given that Michael Newman has filed an application with the Town of Greenwich Planning and Zoning Commission for a Zoning Change approval for 200 Lake Avenue, 190 Lake Avenue, 240 Lake Avenue and 248 Lake Avenue. This application proposes to change four residential properties currently zoned as RA-2 to the R-12 designation abutting the properties on Lake Avenue and Evergreen Road.  

This first map below highlights the four properties currently in RA-2 proposed for rezoning.  

This second map below highlights the four properties 'as if rezoned' with R-12 neighbors on Lake Avenue and Evergreen Road.  

Further information concerning this application may be obtained by contacting the Planning and Zoning Commission at 203-622-7894.  

Additionally, I am readily available to speak to the application in person or at the above contact information.  

Sincerely,  

Michael Newman
RE: Rezoning 200 Lake Avenue, 190 Lake Avenue, 240 Lake Avenue and 248 Lake Avenue from RA-2 to R-12 Zoning

November 23rd, 2021

Dear Neighbor,

Following our conversation, the conversations I have had with our neighbors in the abutting properties to the addresses referenced above, and the Pre-Application Review held November 9th, I wanted to provide you with an official notification of my rezoning application consistent with local practices and procedures.

Notice is hereby given that Michael Newman has filed an application with the Town of Greenwich Planning and Zoning Commission for a Zoning Change approval for 200 Lake Avenue, 190 Lake Avenue, 240 Lake Avenue and 248 Lake Avenue. This application proposes to change four residential properties currently zoned as RA-2 to the R-12 designation abutting the properties on Lake Avenue and Evergreen Road.

This first map below highlights the four properties currently in RA-2 proposed for rezoning.

![First map highlighting properties](image1)

This second map below highlights the four properties 'as if rezoned' with R-12 neighbors on Lake Avenue and Evergreen Road.

![Second map highlighting properties](image2)

Further information concerning this application may be obtained by contacting the Planning and Zoning Commission at 203-622-7894.

Additionally, I am readily available to speak to the application in person or at the above contact information.

Sincerely,

Michael Newman
<table>
<thead>
<tr>
<th>USPS Tracking/Article Number</th>
<th>Addressee (Name, Street, City, State, &amp; ZIP Code)</th>
<th>Postage Fee</th>
<th>Handling Charge</th>
<th>Actual Value if Registered</th>
<th>Insured Value</th>
<th>Due Sender if COD</th>
<th>ASR Fee</th>
<th>ASRD Fee</th>
<th>RD Fee</th>
<th>RR Fee</th>
<th>SC Fee</th>
<th>$CRD Fee</th>
<th>SH Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Michael Newman</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>200 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Lake Avenue Family</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>c/o Robert Aaronson</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>190 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Jane Liu &amp; Thomas Ku</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>240 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Philip &amp; Aleka Ansley</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>248 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Carmel Academy</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>c/o Jon Mallin, President</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>270 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Field Club of Greenwich</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>c/o Lilly Braswell</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>276 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06831</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td>Vicki &amp; Andrew Morton</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>271 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.</td>
<td>Robert Kirk Bedell</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>261 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Number of Pieces Listed by Sender**: 8

**Total Number of Pieces Received at Post Office**: 8

**Postmaster, Per (Name of receiving employee)**: [Redacted]

---

*Complete in Ink*

*Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.*
<table>
<thead>
<tr>
<th>USPS Tracking/Article Number</th>
<th>Addressee (Name, Street, City, State, &amp; ZIP Code™)</th>
<th>Postage (Extra Service Fee)</th>
<th>Handling Charge</th>
<th>Actual Value if Registered</th>
<th>Insured Value</th>
<th>Due Sender if COD</th>
<th>ASR Fee</th>
<th>ASRD Fee</th>
<th>RD Fee</th>
<th>RR Fee</th>
<th>SC Fee</th>
<th>SCRD Fee</th>
<th>SH Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Scott Sternberg</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>25 Evergreen Road</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Stephen Sullivan</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>241 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Lynn Flynn</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>237 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Jim &amp; Betsy Gallagher</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>195 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Salvatore Bellofatto</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>193 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Steve Kavulich</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>191 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td>Steve Kavulich</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>284 Riverside Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Riverside, CT 06878</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.</td>
<td>Elaine Rueda</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>183 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Number of Pieces Listed by Sender:**

**Total Number of Pieces Received at Post Office:**

**Postmaster, Per (Name of receiving employee):**

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.
<table>
<thead>
<tr>
<th>USPS Tracking/Article Number</th>
<th>Addresses (Name, Street, City, State, &amp; ZIP Code™)</th>
<th>Postage (Extra Service Fee)</th>
<th>Handling Charge - if Registered and over $50,000 in Value</th>
<th>Special Handling</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Peter O'Connor</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>173 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Phillip &amp; Krista Larson</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>185 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Number of Pieces Listed by Sender: 2

PS Form 3877, January 2017 (Page 1 of 2)
Application for Rezoning of Four Properties on Lower Lake Avenue

Michael Newman
200 Lake Avenue
Greenwich, CT 06830
(917)853-3959
newmanmw@gmail.com

November 23rd, 2021

RE: Zoning Map Amendment:
Proposal to Re-Zone Four Properties on Lower Lake Avenue from RA-2 to R-12

The Applicant, as representative of several property owners from the below referenced addresses, requests that the Planning and Zoning Commission re-zone four contiguous properties from the RA-2 zone to the abutting R-12 zone in accordance with Section 6-22 of the Town of Greenwich Building Zone Regulations and Title 8 of the Connecticut General Statutes.

Address of the four homes proposed by the Applicant for Rezoning Consideration

<table>
<thead>
<tr>
<th>Address</th>
<th>Parcel Number</th>
<th>Tax ID</th>
<th>Current Owner</th>
<th>Year Built</th>
</tr>
</thead>
<tbody>
<tr>
<td>200 Lake Avenue</td>
<td>10-2235/S</td>
<td>246/063</td>
<td>Newman (Applicant)</td>
<td>1889</td>
</tr>
<tr>
<td>190 Lake Avenue</td>
<td>10-1525/S</td>
<td>246/062</td>
<td>Aaronson</td>
<td>1890s</td>
</tr>
<tr>
<td>240 Lake Avenue</td>
<td>10-2236/S</td>
<td>246/064</td>
<td>Ku/Liu</td>
<td>1789/2000</td>
</tr>
<tr>
<td>248 Lake Avenue</td>
<td>10-2237/S</td>
<td>246/064A</td>
<td>Anstey</td>
<td>1849</td>
</tr>
</tbody>
</table>

At the November 9th, 2021, Planning & Zoning Commission meeting, the Applicant presented a Pre-Application Review which proposed three of the above properties. This application formally requests all four contiguous properties be rezoned together. This application has signatures for three of the four properties.

The four properties abut one another and are located on a continuous section of the west side of lower Lake Avenue, north of the Lake Avenue traffic circle and south of the Field Club of Greenwich. The plots are abutted eastward by R-12 and R-7 properties on Lake Avenue and are abutted westward by Carmel Academy (formerly Rosemary Hall). The four homes on the respective lots all face eastward towards their neighbors in R-12 and R-7 zoning.

All four lots are legally non-conforming with RA-2 zoning. Moreover, all four single family homes situated on these respective lots are also legally non-conforming with RA-2 zoning. A zone change for these properties is appropriate because all four properties have significantly undersized lots for their current zone, have irregular shapes that don’t conform with their current zone requirements, and generally don’t meet frontage and various setback regulations of their current zone.

The proposed zoning map amendment will significantly reduce these existing non-conformities. If changed to the proposed R-12, all four properties will be conforming in lot area and significantly more conforming regarding other important attributes of the Greenwich Municipal Code referenced in 6-205 Schedule of Required Open Spaces, Limiting Heights and Bulk of Buildings (a) Residential Zones.
Application for Rezoning of Four Properties on Lower Lake Avenue

Non-Conformities Matrix

The illustrative tables below highlight the existing non-conformities for each of the four properties in RA-2 in comparison to RA-1, R-20 and ultimately the proposed R-12 zoning. Most non-conformities could be resolved under the R-12 zoning designation.

Table 1: Illustrative Legal Non-Conformities of the Four Properties under existing Municipal Code RA-2

<table>
<thead>
<tr>
<th>Address</th>
<th>Lot Size (2 acres)</th>
<th>Frontage</th>
<th>Shape</th>
<th>FAR</th>
<th>Front Setback</th>
<th>Side Setback</th>
<th>Rear Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>RA-2 Regulation</td>
<td>87,120</td>
<td>125ft</td>
<td>Circle/200ft</td>
<td>(.09)</td>
<td>75 ft</td>
<td>50 ft</td>
<td>75 ft</td>
</tr>
<tr>
<td>190 Lake Avenue</td>
<td>X</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
<td>X</td>
</tr>
<tr>
<td>200 Lake Avenue</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>240 Lake Avenue</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>248 Lake Avenue</td>
<td>X</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
</tbody>
</table>

Table 2: Illustrative Legal Non-Conformities of the Four Properties under existing Municipal Code RA-1

<table>
<thead>
<tr>
<th>Address</th>
<th>Lot Size (1 acre)</th>
<th>Frontage</th>
<th>Shape</th>
<th>FAR</th>
<th>Front Setback</th>
<th>Side Setback</th>
<th>Rear Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>RA-1 Regulation</td>
<td>43,560</td>
<td>125ft</td>
<td>Circle/150ft</td>
<td>(.135)</td>
<td>50ft</td>
<td>25ft</td>
<td>50ft</td>
</tr>
<tr>
<td>190 Lake Avenue</td>
<td>X</td>
<td>✓</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>200 Lake Avenue</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>240 Lake Avenue</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>248 Lake Avenue</td>
<td>X</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
</tbody>
</table>

Table 3: Illustrative Legal Non-Conformities of the Four Properties under existing Municipal Code R-20

<table>
<thead>
<tr>
<th>Address</th>
<th>Lot Size (20)</th>
<th>Frontage</th>
<th>Shape</th>
<th>FAR</th>
<th>Front Setback</th>
<th>Side Setback</th>
<th>Rear Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-20 Regulation</td>
<td>20,000</td>
<td>100ft</td>
<td>Circle/100ft</td>
<td>(.225)</td>
<td>40ft</td>
<td>15ft</td>
<td>40ft</td>
</tr>
<tr>
<td>190 Lake Avenue</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>200 Lake Avenue</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>✓</td>
<td>✓</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>240 Lake Avenue</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>248 Lake Avenue</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>X</td>
<td>✓</td>
<td>X</td>
<td>✓</td>
</tr>
</tbody>
</table>

Table 4: Illustrative Legal Non-Conformities of the Four Properties under existing Municipal Code R-12

<table>
<thead>
<tr>
<th>Address</th>
<th>Lot Size (20)</th>
<th>Frontage</th>
<th>Shape</th>
<th>FAR</th>
<th>Front Setback</th>
<th>Side Setback</th>
<th>Rear Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-12 Regulation</td>
<td>12,000</td>
<td>80ft</td>
<td>60ft x 100ft</td>
<td>(.315)</td>
<td>35ft</td>
<td>10ft</td>
<td>35ft</td>
</tr>
<tr>
<td>190 Lake Avenue</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>200 Lake Avenue</td>
<td>✓</td>
<td>X (-3ft)</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>240 Lake Avenue</td>
<td>✓</td>
<td>X (-5ft)</td>
<td>X</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>248 Lake Avenue</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

Please see the separately included submission entitled Non-Conformities Matrix included with this application submission for additional details about remaining nonconformities under the proposed R-12 zoning designation as well as the 6-205 schedule not included in the illustrative tables.
Application for Rezoning of Four Properties on Lower Lake Avenue

Introduction

The four properties under consideration do not appear appropriately zoned today. All four properties are less than 1 acre lots, and cumulatively amount to ~2.5 acres, despite the RA-2 2-acre lot minimum per lot. A cursory glance at the GIS maps included in this application highlights that these properties are not like the surrounding institutional campuses and surrounding RA-2 housing found in Rock Ridge, on Zacchaeus Mead and on Round Hill Road. Instead, they are generally more similar to the neighboring properties on Lake Avenue and Evergreen Road, which they directly face and are physically incorporated with when considering the character of the neighborhood.

In fact, all four properties preexisted all zoning regulations in Greenwich. Each property was built by 1900, prior to the introduction of zoning regulations in 1925. For many years, the four properties were utilized by the Rosemary Hall school for faculty and administration as were several homes directly across the street on Lake Avenue and on Prescott Lane in the abutting R7 zone.

These four properties were included in a 1957 zoning map amendment that impacted over a thousand acres in Greenwich by using large, rounded areas that served expediency, simplicity, and ariel map conformity but overlooked detail, character, and existing community. **Together, these properties include four out of a total of five lots with homes on less than 1 acre that were among 259 contiguous properties rezoned as RA-2 in a 1957 zoning amendment detailed below.** Similarly, in 2003, a zoning text amendment was made that incorporated FAR ratios into the RA-2 and RA-4 zones while reducing overall FAR ratios for other zones. Again, expediency and simplicity triumphed nuance and detail overlooking the impact such an amendment would have on already non-conforming properties.

Today, the four properties all have legally non-conforming lots with legally non-conforming residential buildings that have been grandfathered in. The combination of the 1957 law including these four properties in the RA-2 zone and the 2003 introduction of FAR to the RA-2 zone have created a set of extreme non-conformities in the town’s existing zoning maps. Rezoning these four homes to R-12 will significantly reduce these extreme non-conformities.
Zoning Maps Showing the Four Properties

The first image below presents the current zoning configuration with the four properties outlined in green in the southwest corner of the map. The four properties are designated RA-2 and abut R-12 and R-7 zones directly across the street on Lake Avenue. The properties smaller size and proximity to denser housing is immediately apparent.
Application for Rezoning of Four Properties on Lower Lake Avenue

The second image below highlights in blue the large continuous section of properties that were rezoned from RA-1 to RA-2 in 1957. Additionally, the image highlights in green the four properties proposed by the Applicant for inclusion into the abutting R-12 zone immediately across from the properties highlighted in yellow. *Per the Grand List, of 259 properties with housing on them surrounded by the blue outline (inclusive of the four properties highlighted in green) a total of five properties with housing on them are less than 1 acre.* Several other parcels that have shared land are less than 1 acre (e.g., the grass triangles in Rock Ridge). The combined ~2.5 acres of the four properties are clearly outliers among the 865 plus contiguous acres that were part of the 1957 rezoning. *All four properties’ lots and homes predated the 1957 zoning changes to 2-acre zoning.*
Application for Rezoning of Four Properties on Lower Lake Avenue

For closer detail, the 3rd image below highlights how the four proposed properties would combine with the existing R-12 zoning across Lake Avenue that continues down Evergreen Road. This closer image allows the viewer to see that the four properties abut R-12 zoning and R-7 zoning. Moreover, this image allows the viewer to see the large institutional campuses of Carmel Academy (formerly Rosemary Hall) to the west and the Field Club of Greenwich to the North. These large institutional properties have historically directed the residents of the four properties towards their neighbors in the R-12 and R-7 abutting zones and separated them from the larger lots and housing stock of the surrounding RA-2 zone.

Finally, a 4th image of the lots As If Combined is shown greater detail. Detailed images that include building placements can be seen in the GIS Maps included with this application.
Application for Rezoning of Four Properties on Lower Lake Avenue

Comparative Statistic Tables

Below are two sets of tables highlighting grand list and Zillow published data on the abutting R-12 Zone and on the Four Properties proposed in the rezoning.

Table 1: Abutting R-12 Zones Lot Size and House Size

<table>
<thead>
<tr>
<th>Abutting R-12 Zone*</th>
<th>Grand List Data</th>
<th>Zillow Published Data</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot Size</td>
<td>Finished Area</td>
</tr>
<tr>
<td>271 Lake Avenue</td>
<td>23,000</td>
<td>3,792</td>
</tr>
<tr>
<td>261 Lake Avenue</td>
<td>19,950</td>
<td>4,478</td>
</tr>
<tr>
<td>30 Evergreen</td>
<td>19,907</td>
<td>4,196</td>
</tr>
<tr>
<td>29 Evergreen</td>
<td>22,346</td>
<td>3,285</td>
</tr>
<tr>
<td>33 Evergreen**</td>
<td>31 Evergreen</td>
<td>36,198</td>
</tr>
<tr>
<td>25 Evergreen</td>
<td>16,640</td>
<td>4,611</td>
</tr>
<tr>
<td>Minimum</td>
<td>15,520</td>
<td>1,358</td>
</tr>
<tr>
<td>Maximum</td>
<td>36,198</td>
<td>6,814</td>
</tr>
<tr>
<td>Average</td>
<td>23,116</td>
<td>3,916</td>
</tr>
<tr>
<td>Median</td>
<td>22,150</td>
<td>3,807</td>
</tr>
<tr>
<td>R-12 Zone Minimum Lot</td>
<td>12,000</td>
<td>3,780</td>
</tr>
</tbody>
</table>

*The order of properties above traces the existing R-12 zone homes from the northwest corner to the east around the cul-de-sac of Evergreen Road and back west towards Lake Avenue

*33 Evergreen was originally a cottage owned by the family that owned 31 Evergreen

Table 2: Four Properties Proposed for Rezoning

<table>
<thead>
<tr>
<th>Four Proposed Properties</th>
<th>Grand List Data</th>
<th>Building Records Data*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot Size</td>
<td>Finished Area</td>
</tr>
<tr>
<td>248 Lake Avenue</td>
<td>32,670</td>
<td>3,504</td>
</tr>
<tr>
<td>240 Lake Avenue</td>
<td>13,068</td>
<td>4,115</td>
</tr>
<tr>
<td>200 Lake Avenue</td>
<td>24,829</td>
<td>3,598</td>
</tr>
<tr>
<td>190 Lake Avenue</td>
<td>43,560</td>
<td>5,450</td>
</tr>
</tbody>
</table>

*Lot sizes taking directly from surveys. For 200 Lake Avenue Lot Size and FAR are measured using updated survey and FAR measurements. Prior FAR included unfinished attic space of 450 square feet.

These tables highlight an overall similarity between the abutting R-12 properties on Lake Avenue and Evergreen Road next to the four proposed properties. If you were to aggregate all the properties and look at the statistical impact, it would be quite modest. For example, combining all 16 properties as a single zone (a 33% increase in the number of properties in the statistical data set) would increase the average lot size by 5% to 24,470 sq. ft. Interestingly, the average house size would go down by a similar 5% to 3,778 sq. ft. given the smaller house sizes of the four properties. The median numbers would be even less impacted. These modest impacts to these statistical characteristics underscore their existing similarity.
Comparison of Non-Conformities Between Existing RA-2 Zone and Proposed R-12 Zone

Comparing the existing four properties under their current RA-2 zoning versus the proposed R-12 zoning illustrates a significant improvement in overall conformity.

As can be seen in Table 3, none of the properties have the minimum 2-acre lot size. Even the largest lot would still not be conforming to RA-1’s 1-acre zone. Similarly, given the unusual lot shapes, none of the properties meet the 200 ft diameter RA-2 minimum lot shape. Given these homes were built in the 19th century and their historical relations to one another (shared ‘party wall’, farmhouse, etc.), none of the properties meet the RA-2 front and side setbacks. Finally, with all four homes having been built prior to the 2003 introduction of FAR to the RA-2 zone, it is not surprising that all four homes are above their permitted RA-2 FAR ratio despite being smaller than many of the neighboring houses across the street on Lake Avenue and Evergreen Road.

Table 3: Illustrative Legal Non-Conformities of the four Properties under existing Municipal Code RA-2

<table>
<thead>
<tr>
<th>Address</th>
<th>Lot Size (ft)</th>
<th>Acres</th>
<th>Frontage*</th>
<th>Shape</th>
<th>Front Setback</th>
<th>Side Setback</th>
<th>FAR</th>
<th>Permitted FAR</th>
<th>Estimated FAR</th>
<th>FAR Overage</th>
</tr>
</thead>
<tbody>
<tr>
<td>RA-2 Regulation</td>
<td>~87,120</td>
<td>2</td>
<td>125</td>
<td>Circle/200ft</td>
<td>75 ft</td>
<td>50 ft</td>
<td>(.09)</td>
<td>7,840</td>
<td>5,540</td>
<td>1,699</td>
</tr>
<tr>
<td>190 Lake Avenue</td>
<td>~42,688</td>
<td>X</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>3,841</td>
<td>5,540</td>
<td>4,115</td>
<td>2,974</td>
</tr>
<tr>
<td>200 Lake Avenue</td>
<td>~23,853</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>2,147</td>
<td>3,130</td>
<td>1,699</td>
<td>483</td>
</tr>
<tr>
<td>240 Lake Avenue</td>
<td>~12,703</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>1,144</td>
<td>4,115</td>
<td>2,974</td>
<td></td>
</tr>
<tr>
<td>248 Lake Avenue</td>
<td>~32,670</td>
<td>X</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>2,940</td>
<td>3,504</td>
<td>564</td>
<td></td>
</tr>
</tbody>
</table>

As can be seen in Table 4, each of the properties becomes significantly more confirming when measured under the Municipal Code R-12 designation. Immediately, all four lots meet the minimum lot size. The R-12 designation would also allow the properties to achieve far greater conformity across categories such as frontage, shape, and setbacks. Estimated FARs will be far more proportional to permitted FARs. Admittedly, not all conformities can be removed. For example, the shared party wall of 190 Lake Avenue and 200 Lake Avenue will always be non-conforming to every Municipal Code designation.

Table 4: Illustrative Conformity Improvements for Four Properties Rezoned to Municipal Code R-12

<table>
<thead>
<tr>
<th>Address</th>
<th>Lot Size (ft)</th>
<th>Acres</th>
<th>Frontage*</th>
<th>Shape</th>
<th>Front Setback</th>
<th>Side Setback**</th>
<th>FAR</th>
<th>Permitted FAR</th>
<th>Estimated FAR</th>
<th>FAR Overage</th>
</tr>
</thead>
<tbody>
<tr>
<td>R12 Regulation</td>
<td>~12,000</td>
<td>.27</td>
<td>80ft</td>
<td>60 x 100</td>
<td>35 ft</td>
<td>10ft/25sum (.315)</td>
<td>13,446</td>
<td>5,540</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>190 Lake Avenue</td>
<td>~42,688</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>X</td>
<td>✓</td>
<td>7,513</td>
<td>3,130</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>200 Lake Avenue</td>
<td>~23,853</td>
<td>✓</td>
<td>X -3ft</td>
<td>✓</td>
<td>✓</td>
<td>X</td>
<td>4,001</td>
<td>4,115</td>
<td>+115ft</td>
<td>-</td>
</tr>
<tr>
<td>240 Lake Avenue</td>
<td>~12,703</td>
<td>✓</td>
<td>X -5ft</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>10,291</td>
<td>3,504</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>248 Lake Avenue</td>
<td>~32,670</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>5,540</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

*Frontage for 200 Lake Avenue is 77ft and Frontage for 240 Lake Avenue is 75ft, very nearly conforming R-12, while well below the 100ft required for R-20, and well above the 65ft required in R-7 housing. The R-7 housing directly across the street from 190, 200 and 240 Lake Avenue is also significantly under the required frontage.

**Given the structures on 190 Lake Avenue and 200 Lake Avenue share a party wall, there is no way to conform the existing footprints to the side setback for any residential zone of the municipal code.

Taken in totality, the proposed R-12 designation would significantly reduce the existing non-conformities. Further, the proposed R-12 designation errs on being conservative relative to an R-7 designation opposite several of the properties on Lake Avenue that might have been proposed. The Applicant believes that R-12 is better suited given the four properties’ lot sizes and existing setbacks.
Relevant Historical Background: 1957 Zoning Changes

In 1957, the Town of Greenwich moved a large swath of property from RA-1 to RA-2 in an effort to limit subdivision. It is generally understood that some members of the community didn’t want to see the post-war growth of Greenwich continued in a manner that might interrupt what they perceived as the existing character of Greenwich. This change moved approximately 1,000 acres into RA-2.

The four properties under consideration are among the oldest and smallest properties in the 1957 rezoning. At the time of the zoning change, there was likely no reason to object to these changes given the setbacks were not as restrictive as today’s current setbacks, nor was there any FAR restriction in the RA-2 zone at that time. These homes were still probably in good physical standing despite having been built over 50 years before the 1957 changes zoning changes. However, another 50 years have passed since these zoning changes. Further below, the Applicant describes the burden of these regulations on prior owners of the 240 Lake Avenue property when the home was rebuilt in 2000.

As has been previously emphasized, the four properties pre-dated Greenwich zoning laws. They were zoned into RA-1 all while being part of the Rosemary Hall community, likely used for administration and faculty housing. At the time of the 1957 up-zoning to RA-2, the change was likely not seen as a meaningful issue for these properties. The 1957 changes were primarily focused on limiting further subdivision of plots. Given all four properties were already non-confirming to RA-1, they were already unable to subdivide their plots further and thus the RA-2 designation (which at the time didn’t contain FAR) may have seemed harmless. Moreover, given the existing footprints of homes, the newly introduced RA-2 existing setbacks grandfathered in their existing setbacks as legally non-conforming just as they had presumably been grandfathered into RA-1 zoning when included in that designation.

Relevant Historical Background: 2002/2003 Zoning Changes

Since 1957, there have been a number of changes to the setbacks and regulations surrounding RA-2 zones. The most important for these four properties are the changes made in early 2003. In late 2002, P&Z staff submitted proposed FAR regulation changes. Among them was the inclusion of FAR into the RA-2 and RA-4 designations (as well as a further 10% reduction in FAR for zones with preexisting FAR regulations). From numerous interviews with community members present at the time, (that were and continue to practice real estate law or residential brokerage), it can be surmised that the Town of Greenwich and community members were increasingly concerned about the number of extremely large homes that were being built on RA-2 and RA-4 lots. Specifically, the introduction of FAR to RA-2 and RA-4 was driven by concern about the growth in over 10,000+ sq. ft. homes being created. As community members and the P&Z commission are aware, this regulatory change was highly controversial. The Town of Greenwich combatted lawsuits for many years following its passage.

A detailed look back at the 2002-2003 proposals submitted by P&Z staff show the FAR modifications originally proposed incorporated an amendment to adjust FAR ratios higher for undersized lots. While that amendment was seemingly dropped from the final regulations, it clearly indicates a recognition of the uneven impact the ensuing regulations could have on non-conforming properties and their owners.

Fortunately for 240 Lake Avenue, the house was completely rebuilt around 1998-2000 (more details below in the history). However, if an owner were to try to build today, the RA-2 zoning would only
permits a 1,144 square foot home on the existing non-conforming setbacks. 240 Lake Avenue happens to sit directly across Lake Avenue from an R-12 home with ~4,800 square foot on a similarly sized .36-acre lot.

200 Lake Avenue provides another example: if built today, the RA-2 zone would only permit a 2,100 square feet home on its .54-acre lot. However, 200 Lake Avenue directly faces a home on Lake Avenue that is designated R-7 and has 5,000 square feet on its .20-acres.

These FAR examples highlight the disproportionate impact RA-2 zoning has on such non-conforming lots. Similar cases can be made across these four properties regarding the restrictive setbacks RA-2 zoning has imposed on their unusual lot shapes and sizes. Taken together, the FAR and setback restrictions for the four properties under consideration are extremely limiting given the undersized and atypical lot shapes.

Relevant Historical Background: General History of the Four Properties

The four properties and the respective homes included in this application generally date back to the late 1800s and were eventually utilized by the administration, faculty and families of Rosemary Hall. All four properties sit about 40 feet from the roadway (Lake Avenue) as was common in the 19th century. All four properties face eastward with their combined frontage roughly evenly split between the R-12 zoning and R-7 zoning across the street. To be clear, the four properties and their respective homes orient to the neighbors across the street on Lake Avenue. These neighbors often interact with each other and consider themselves to all live on “Lower Lake Avenue.” The four properties are surrounded by the 270 Lake Avenue Campus (Carmel/Rosemary Hall), and further enclosed by The Field Club of Greenwich, the larger more private homes of the Deer Park Association and the Rock Ridge Association. A simple look at the lot lines or, better yet, a drive by of these homes can see that the four properties tie far more closely with their neighbors across the street in R-12 and R-7 than they do with the institutional properties and large home-owner associations situated in the surrounding RA-2 zone.

The properties at 200 Lake Avenue and 190 Lake Avenue date back before 1900. Today these properties are legally separate and share a so-called ‘party wall.’ Some local research suggests that following a fire at the Rosemary Hall campus, the well-respected Headmistress Caroline Ruutz-Rees took over these properties. Looking at old campus maps (included with application submission), one can see that the original building on the Northern Side of the party wall was joined to what is now 190 Lake Avenue sometime between 1910 – 1920.

Further research recounts that when Ruutz-Rees hired Mary Elizabeth Lowndes as Co-Headmistress in 1910, she and her colleague began sharing the respective homes, with Ruutz-Rees at 190 Lake Avenue and Lowndes at 200 Lake. The two taught and served as Co-Headmistresses until their joint retirement in 1938. Both continued to live in their respective residences overlooking a shared garden until their passing. Lowndes passed away in 1949 and Ruutz-Rees passed away in 1955. A deed for the properties from 1955 shows that upon Ruutz-Rees death, these homes and their lots were finally legally subdivided.

However, and quite surprisingly, the homes were not divided back across their original pre-existing structures. Instead, they appear to have been split across a library room shared by the headmistresses
but originally belonging to the house at 190 Lake Avenue. To add to the oddities, the home at 190 Lake Avenue actually crosses the property line by one foot onto the property belonging to 200 Lake Avenue. Local residents, including alumni of Rosemary Hall, commonly referred to 190/200 Lake Avenue as the ‘double house’ for years both before the split and still do so today.

Despite the home at 200 Lake Avenue growing in size with its merger with 190 Lake Avenue and its subsequent coopting of some of the 190 Lake Avenue structure once they were again separated in 1955, the home was still less than 2,500 square feet on over .54-acres of land. In 1999, the owners sought to add a family room and a bedroom which required the granting of a Zoning Board of Appeals variance given the dwelling’s placement relative to setbacks and the narrow lot shape. Details of this variance and others for the proposed properties are included with this submission.

The property at 248 Lake Avenue is, according to official town records, the oldest of the four properties under consideration, dating back to 1849. Articles discovered online suggest that the lot and its farmhouse were eventually purchased for and/or gifted to Caroline Ruutz-Rees upon her retirement as Headmistress from Rosemary Hall. It appears that much of the original lot was retained by Rosemary Hall and continues today serves as sports fields on the current 270 Lake Avenue Campus. The original lot lines can be seen in the fire insurance maps included with this submission. This house was later purchased by the well-respected Zoning Board of Appeals Member Robert Shippee. Before his time on the ZBA, Mr. Shippee was granted a variance in 1994 to enclose his porch despite the enclosure not conforming to RA-2 front yard setbacks. In speaking with Mr. Shippee and reading the ZBA transcript, it is clear that the ZBA agreed with Mr. Shippee that his porch was so close to the traffic on Lake Avenue, so as to be altogether unpleasant to use as a porch.

The Applicant was able to learn about 240 Lake Avenue primarily from former neighbors, the ZBA/Variance record and building permits. While the Field Card for 240 Lake Avenue suggests it was built in 2000, a more accurate statement would be that it was rebuilt in 2000. The lot was non-conforming, and with well over 100 years of age, the original colonial home badly needed updating, if not a complete rebuild. Eventually, a homebuilder took on the challenge. At the time, the zoning restrictions of RA-2 on a .29-acre property were such that tearing down and rebuilding was not possible given the required setbacks for new construction on the property. Note that this was before the introduction of FAR into RA-2 in 2003. Were the home to be built today, the property would have been restricted to 1,177 sq ft instead of the 4,115 sq feet the builder was able to construct.

The builder was ultimately able to prevail through the granting of a variance and by building a series of additions onto the original home (the variance transcript quoted counsel as representing that the home dated back to 1789). The variance was granted due to the unusually small lot size, the location of the dwelling so close to the road and neighbors, and the variance specifically calls out the previously described 1957 up-zoning to RA-2. Local residents (including a still practicing local real estate broker) attested that while under construction the house was commonly referred to as the ‘inside out’ house because a modern home was framed onto the exterior of the original historic home and its’ garage piece by piece. Today, 20 years later, the finished modern home is like those directly across the street from it on Lake Avenue that are on similarly sized lots of .36-acres and .20-acres that have similar size homes of 4,794 and 5,001 square feet in the abutting zones. Of the four properties, it is the most non-conforming to the current RA-2 zone; the proposed rezoning to R-12 would resolve most of these non-conformities.
Application for Rezoning of Four Properties on Lower Lake Avenue

Conclusion

Rezoning the four properties would be sensible in the context of their size, lot shape, proximity, and identification with the abutting R-12 neighbors and the four properties’ separation from other RA-2 residential housing. Such a rezoning should be viewed as a reasonable correction to a historical oversight.

Importantly, the proposed rezoning reduces significant non-conformities to the existing town zoning maps.

Finally, rezoning the four properties will allow the owners of said properties to maintain and modernize these homes which were originally built more than a century ago, thereby conserving their value and preserving the character of the neighborhood.

Thank you for your time and consideration.
Non-Conformities Matrix by Zone

The tables below highlight the existing non-conformities for each of the four properties in RA-2 in compared to RA-1, R-20 and ultimately the proposed R-12 zoning. Most non-conformities could be resolved under the R-12 zoning designation.

Table 1: Illustrative Legal Non-Conformities of the Four Properties under existing Municipal Code RA-2

<table>
<thead>
<tr>
<th>Address</th>
<th>Lot Size (2 acres)</th>
<th>Frontage</th>
<th>Shape</th>
<th>FAR</th>
<th>Front Setback</th>
<th>Side Setback</th>
<th>Rear Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>RA-2 Regulation</td>
<td>87,120</td>
<td>125 ft</td>
<td>Circle/200ft</td>
<td>.09</td>
<td>75 ft</td>
<td>50 ft</td>
<td>75 ft</td>
</tr>
<tr>
<td>190 Lake Avenue</td>
<td>X</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>200 Lake Avenue</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>240 Lake Avenue</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>248 Lake Avenue</td>
<td>X</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

Table 2: Illustrative Legal Non-Conformities of the Four Properties under existing Municipal Code RA-1

<table>
<thead>
<tr>
<th>Address</th>
<th>Lot Size (1 acre)</th>
<th>Frontage</th>
<th>Shape</th>
<th>FAR</th>
<th>Front Setback</th>
<th>Side Setback</th>
<th>Rear Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>RA-1 Regulation</td>
<td>43,560</td>
<td>125 ft</td>
<td>Circle/150ft</td>
<td>.135</td>
<td>50ft</td>
<td>25ft</td>
<td>50ft</td>
</tr>
<tr>
<td>190 Lake Avenue</td>
<td>X</td>
<td>✓</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>200 Lake Avenue</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>240 Lake Avenue</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>248 Lake Avenue</td>
<td>X</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
</tbody>
</table>

Table 3: Illustrative Legal Non-Conformities of the Four Properties under existing Municipal Code R-20

<table>
<thead>
<tr>
<th>Address</th>
<th>Lot Size</th>
<th>Frontage</th>
<th>Shape</th>
<th>FAR</th>
<th>Front Setback</th>
<th>Side Setback</th>
<th>Rear Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-20 Regulation</td>
<td>20,000</td>
<td>100 ft</td>
<td>Circle/100ft</td>
<td>.225</td>
<td>40ft</td>
<td>15ft</td>
<td>40ft</td>
</tr>
<tr>
<td>190 Lake Avenue</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>200 Lake Avenue</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>✓</td>
<td>✓</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>240 Lake Avenue</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>248 Lake Avenue</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>X</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

Table 4: Illustrative Legal Non-Conformities of the Four Properties under existing Municipal Code R-12

<table>
<thead>
<tr>
<th>Address</th>
<th>Lot Size</th>
<th>Frontage</th>
<th>Shape</th>
<th>FAR</th>
<th>Front Setback</th>
<th>Side Setback</th>
<th>Rear Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-12 Regulation</td>
<td>12,000</td>
<td>80 ft</td>
<td>60ft x 100ft</td>
<td>.315</td>
<td>35ft</td>
<td>10ft</td>
<td>35ft</td>
</tr>
<tr>
<td>190 Lake Avenue</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>200 Lake Avenue</td>
<td>✓</td>
<td>X (-3ft)</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>240 Lake Avenue</td>
<td>✓</td>
<td>X (-5ft)</td>
<td>✓</td>
<td>X</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>248 Lake Avenue</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

Please see the comments on page 2 of this Matrix for additional details about remaining nonconformities under the proposed R-12 zoning designation.
Application for Rezoning of Four Properties on Lower Lake Avenue

Comments Regarding Remaining Non-Conformities in Table 4 (R-12 Designation):

- Frontage – 200 Lake Avenue is less than 3 feet shy of 80ft frontage required in R-12, 240 Lake Avenue is ~5 feet shy of the 80 ft frontage required in R-12.
- FAR – 240 Lake Avenue has an estimated FAR of 4,115 square feet, just 114 square feet above the R-12 permitted limit. Under R-12, the FAR non-conformity would be reduced from the current 300% above permitted FAR down to just 3% above FAR.
- Front Yard Setback – 190 Lake Avenue has a garage that is ~20 feet from Lake Avenue and would not conform to any of today’s Municipal Code front yard setbacks no matter which zone it resided in.
- Side Yard Setbacks – 190 and 200 Lake Avenue share a ‘party wall’ and are attached and unable to conform under any of the municipal code zones for single family housing.

Comments Regarding Portions of Section 6-205 Not Covered in the Tables above

- Height – All four properties’ field cards suggest they are 2.5 stories high. Building heights were not measured in feet.
- Green Areas – While green areas have not been professionally measured, looking at field cards and existing parking and driveways, one could guestimate that 240 Lake Avenue would be considered non-conforming in the RA-2 (78% Green Area) and RA-1 (72% Green Area), but would likely become conforming in R-20 and certain in R-12. The other properties generally appear to be conforming to Green Area requirements across zones from RA-2 down to R-12.
- Street Side Yard (Corner Lot) – None of the four properties is a corner lot.
- Accessory Structures in Rear Yards – None of the four properties have unattached buildings.
Enclosed are three historical Rosemary Hall Campus Fire Insurance Maps and two additional camp maps. These maps were collected working with the archivist at Choate Rosemary Hall.

The fire insurance maps are believed to be from 1912, 1920, and 1950. The other campus maps are from 1929-1930 and 1963-1964. I have also enclosed a current enlarged map of the four properties for convenience.

Several primary observations can be discerned from reviewing these maps relative to the current property maps.

1) Comparing the 1912 map and 1920 map, one can observe that the houses now residing at 190 Lake Avenue and 200 Lake Avenue were previously two distinct homes. They appear to have been joined together sometime between these map’s dates.

2) The lot lines for 240 Lake Avenue and 248 Lake Avenue were drastically shrunk some time after 1950. These properties pre-existed Rosemary Hall, but ultimately were co-opted by the school for many years before returning to private ownership external to the school. The playing field that now resides behind 240 Lake Avenue and 248 Lake Avenue was called the “New Hockey Field” in contrast to the original center of campus “Old Hockey Field.” Given its designation in the 1929-1930 campus map, we can see it was utilized by the school since at least 1930. It is reasonable to assume when the lots were returned to private ownership external to the school they no longer retained their original acreage that was utilized for the “New Hockey Field”

3) Several structures visible in the 1950 map no longer exist today, including a sizeable structure at the back of the 190/200 Lake Avenue and a sizeable structure on 248 Lake Avenue to the North of the remaining home. If the scale of these maps is to be given credence, both structures would appear rather large – commensurate with the homes across from 190/200 Lake Avenue. Their former use is unknown, but neither exists today.

4) The 1963-1964 map is noteworthy in that the handwritten drawings and legend notes [which reside on the document historically], highlight the double house narrative and the history of both co-headmistresses living at 190/200 Lake Avenue [Note legend #20 buried under the housing drawing markings].

5) Finally, notes in the margin of the 1963-1964 map highlight the existence of several cottages on Prescott Lane that were being identified as part of campus. Anecdotally, this fits with two neighbors across the street from 190/200 Lake Avenue stating that their home was originally faculty housing for Rosemary Hall. Which further goes to highlight the historical relationship the Four Properties discussed in this application have to the abutting properties on Lake Avenue in the R-12 and R-7 housing.
Minutes of the regular meeting of the Planning and Zoning Commission held on Thursday, April 11, 1957 in the office of the Commission pursuant to due notice thereof sent to all members.

PRESENT: Messrs. Clark (Chairman), Carrott, Doug, Jensen, Raynor and Uptegrove, Town Planner.

ABSENT: Messrs. Hayes and Johnson.

The meeting opened at 4:00 p.m.

1. Mr. Uptegrove reported that on April 5 written notice of the time and place of this meeting was sent to all members of the Commission.

2. Subdivision application No. 127 of Ernest and Elda B. Mannetti was considered and upon a motion being duly made and seconded it was voted to adopt the following resolution:

RESOLVED,

That the preliminary layout of property of Ernest and Elda B. Mannetti prepared by S. E. Minor & Co., Inc. dated February 8, 1957 is satisfactory as a basis for preparing a subdivision plan, except in the following respects:

1. The subdivision plan should provide for the reservation of suitable space for the future widening of Oat Rock Road.

2. The subdivision plan should provide for two catch basins at about station 3 + 0 and tied into the piped system between swamps.

3. The subdivision plan should include the reservation of a 50 ft. right-of-way between the street turn-around and the subdivision boundary in order to permit a street connection in the future.

4. Of the three street names submitted for consideration only "Mannetti Lane" is satisfactory.

3. Subdivision application No. 128 of Mary Monick was considered and upon a motion being duly made and seconded it was voted to adopt the following resolution:

RESOLVED,

That the preliminary layout of property of Mary Monick prepared by Rocco V. D'Andrea and Louis Lockwood dated February 20, 1957 is satisfactory as a basis for preparing a subdivision plan.

4. Consideration was given to the proposed amendments of the zoning map which had been presented at a public hearing held by the Commission on April 9, 1957. After discussion and study and upon a motion being duly made and seconded it was voted to adopt the following resolution:
RESOLVED,

That the Building Zone Regulation Map, Greenwich, Connecticut be and the same hereby is amended as follows:

1. By changing from the RA-1 zone to the RA-2 zone an area comprising approximately 54.5 acres bounded on the north by Peckland Road and Round Hill Road; on the east by Round Hill Road, Lake Avenue and Zaccheus Mead Lane; on the south by Winding Lane and a line running south and west from Zaccheus Mead Lane to Indian Spring Road along the southerly boundaries of properties now or formerly of Peterson and Rockefeller; and on the west by Peckland Road, Indian Spring Road, and a line from the northern end of Indian Spring Road to the center of a lake and thence to the intersection of Riversville Road and Peckland Road; as shown on a map entitled "Proposed Amendment to Building Zone Regulation Map — H. James Foster and Cornelia A. Chapin" dated March 22, 1957 and filed with the Town Clerk.

2. By changing from the RA-1 zone to the RA-2 zone an area comprising approximately 223 acres bounded on the north by Clapboard Ridge Road; on the east by Clapboard Ridge Road, Beecroft Road, and properly now or formerly of Bushman; on the south by Parsonage Road and a line running east therefrom along the south line of properties now or formerly of Miller, Gonzo, Brown, et al. which front on Grahampton Lane; and on the west by Lake Avenue; as shown on a map entitled "Proposed Amendment to Building Zone Regulation Map — Albert Bragg and Kenneth F. Clark" dated March 22, 1957 and filed with the Town Clerk.

3. By changing from the RA-1 zone to the RA-2 zone an area comprising approximately 320 acres bounded on the north by Winding Lane and a line running south and west from Zaccheus Mead Lane to Indian Spring Road along the southerly lines of properties now or formerly of Peterson and Rockefeller; on the east by Hillside Road and Lake Avenue; on the south by Glenville Road; and on the west by Brookside Lane, Huntingdon Drive, and Middletown Drive; as shown on a map entitled "Proposed Amendment to Building Zone Regulation Map — Leonard Erikson and Walter Friend" dated March 22, 1957 and filed with the Town Clerk.

BE IT FURTHER RESOLVED,

That the foregoing amendments to said map shall become effective on the 1st day of May, 1957.

The Commission gave the following reasons for adopting the amendments contained in the above resolution:

To have the zoning standards more nearly conform to the established character of the areas in question and thereby maintain the essential character of the areas and encourage the most appropriate use of land.

It was decided not to adopt the amendment proposed in item "C" of the April 9th public hearing because it would place a large percentage of the lots within the area in non-conforming category. It was agreed that the area included in item "C" is predominantly developed already, that its character is already established and is protected by existing zoning, and that a change in zoning to RA-2 at this time would not have an appreciable effect upon the area.

The meeting adjourned at 5:30 p.m. 

[Signature]

Secretary
Below are summaries of the three Variances found on the four properties during the last 25 years:

<table>
<thead>
<tr>
<th>Date</th>
<th>Appeal</th>
<th>Address</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>March 28, 1994</td>
<td>#7775</td>
<td>248 Lake Avenue</td>
<td>Front Yard 6-203 / 6-205</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Finding: “The Board finds hardship exists because of the age and location of the dwelling which has existed at a non-conforming setback long before the enactment of zoning regulations.”</td>
</tr>
<tr>
<td>March 23, 1998</td>
<td>#8203</td>
<td>200 Lake Avenue</td>
<td>Height, Front, Side Yard 6-141(b)(2)(B)iii, 6-203, 6-205</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Finding: “The Board finds, after due consideration, that there is a zoning hardship due to the location of the dwelling on the lot, having been constructed prior to all zoning as well as the narrow lot shape.”</td>
</tr>
<tr>
<td>November 30, 1998</td>
<td>#8287</td>
<td>240 Lake Avenue</td>
<td>Height, Front, Side Yard 6-141(b)(2)(B)iii, 6-203, 6-205</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Finding: “The Board, after due consideration, finds that there is hardship due to the very small size and narrow shape of the lot, the location of the house on the lot, having been constructed prior to all zoning, and an earlier upzoning of the property to RA-2”</td>
</tr>
</tbody>
</table>
Robert W. Shippee
248 Lake Ave.
Greenwich, Connecticut

Dear Mr. Shippee:

This will notify you that effective March 28, 1994 the Planning and Zoning Board of Appeals of the Town of Greenwich (Present: Barbara H. Hopkins, Chairman, Edward A. Manuel, Secretary, William Frattarola, Paul McDonald, and William Rader) rendered the following decision. William Rader was not present to hear testimony on Appeals numbered 7775, 7776-C., 7777 and 7778.

Appeal No. 7775 heard pursuant to due notice on March 16, 1994.

Appeal of Robert W. and Starr B. Shippee for variance of yard requirements to permit addition to dwelling on the westerly side of Lake Avenue (248), Greenwich, in the RA-2 zone. It was unanimously RESOLVED that said appeal be granted on the following grounds:

The Board finds hardship exists because of the age and location of the dwelling which has existed at a non-conforming setback long before the enactment of zoning regulations. Therefore, a variance of the front yard requirement from Sections 6-203 and 6-205 can be granted without detriment to the public welfare or impairment to the integrity of the Regulations.

Very truly yours,

Edward A. Manuel
Secretary
March 23, 1998

Michael Fornaro and
Margaret Mason
200 Lake Avenue
Greenwich, CT. 06830

Dear Sir/Madam:

This will notify you that effective March 23, 1998 the Planning and Zoning Board of Appeals of The Town of Greenwich (Present: Barbara Hopkins, Chairperson; William Frattarola, Secretary; Donald Kiefer; Harry LeBien; and David Weisbrod, Alternate) rendered the following decision:

APEAL No. 8203.

Appeal of Michael Fornaro and Margaret Mason for variances of front and side yard requirements to permit additions to a dwelling on the westerly side of Lake Avenue, (200), Greenwich, in the RA-2 zone.

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

The Board finds, after due consideration, that there is zoning hardship due to the location of the dwelling on the lot, having been constructed prior to all zoning as well as the narrow lot shape. Accordingly, the requested variances of increased height of a non-conforming structure and of front and side yard requirements be granted from Sections 6-141(b)(2)(B)iii, 6-203 and 6-205 of the Building Zone Regulations.

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

William J. Frattarola, Secretary
November 30, 1998

Louis P. Pittocco, Esq.
90 Greenwich Ave.
Greenwich, CT 06830

Dear Mr. Pittocco:

This will notify you that effective November 30, 1998 the Planning and Zoning Board of Appeals of the Town of Greenwich (Present: Barbara H. Hopkins, Chairman, William Frattarola, Secretary, Donald Kiefer, Harry LeBien, David Weisbrod, and David Shields, Alternate) rendered the following decision.

APPEAL No. 8287.

Appeal of Frederick Hobby for variance of inside yard requirement and of increased height of a non-conforming structure to permit additions to a dwelling on the westerly side of Lake Avenue, (240), Greenwich, in the RA-2 zone.

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

The Board, after due consideration, finds that there is hardship due to the very small size and narrow shape of the lot, the location of the house on the lot, having been constructed prior to all zoning, and an earlier upzoning of the property to RA-2.

Accordingly, the requested variances of front and side yard requirements and of increased height of a non-conforming structure as provided by Sections 6-203, 6-205 and 6-141 (b)(2)(B)iii, respectively are granted.

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

[Signature]
William Frattarola, Secretary
Below are details of the three Variances found on the four properties during the last 25 years:
Property of
Robert W. & Starr B. Shippee
Greenwich, Conn.

Points not valid without original signature and seal.

S. E. Minor & Co. Inc. Civil Engineers

Rev. April 6, 1960

Buildings located in accordance with the standards of a Class B1960 survey as defined in the
Code of Practice Adopted by the
Certificate Subsequently Approved
by

As of 07-56.

No. 6.73

3813.1x2661.1
SEE SEPARATE PHOTO FILE

9995
APPEAL TO THE PLANNING AND ZONING BOARD OF APPEALS
GREENWICH, CONN.
Telephone: (203) 622-7753

—Application Must Be Typed—

SEE INSTRUCTIONS AND PROCEDURES ON REVERSE SIDE

1. I (we) hereby appeal to the Planning and Zoning Board of Appeals from the decision of the Building Inspector whereby the Building Inspector granted ☐ or denied ☐ an application to:

☐ use ☐ land only for use as ☐ one family residence ☐ erect ☐ structure or building ☐ accessory building ☐ alter ☐ Year erected: 1979 ☐ business ☐ add to ☐ Tax I.D. No.: 10 233 6 - 5 ☐ occupy ☐ ☐ industry

2. LOCATION of affected premises: Street Address Lake Avenue

Located on the N S E W side of (west) Lake Avenue

Street/Road 1000 feet N S E W from the intersection of (north) Carleton Street

Street/Road

Title of Subdivision Map: *

Lot No.: 15A-3

Section of Town: Greenwich Bldg. Zone: RA-2 Lot Size:

OWNER Fornaro, Michael & Mason, Margaret Address 200 Lake Avenue, Greenwich, CT 06830

APPLICANT(S) Michael Fornaro Address 200 Lake Avenue, Greenwich, CT 06830

LESSEE N/A Address

AGENT N/A Address

3. PREVIOUS APPEALS have been made with respect to this property as follows:

Application Nos. Date(s): 

4. THIS APPEAL relates to ☐ use; ☐ yard dimensions; ☐ height; ☐ number of family units; ☐ street frontage; ☐ areas; ☐ other:

DESCRIBE BRIEFLY: Proposed additions and alterations at rear of dwelling will be non-conforming to the side yard setback requirements per RA-2 zone. The proposed construction will take place along the northerly boundary and at the west side of the dwelling. The addition will be approximately 18' x 18' and 2½ stories tall.

5. VARIANCE of the following section(s) of the Building Zone Regulations is(are) requested: 6-141 (b) (2)(B)iii

(a) Strict application of the regulations would produce UNDUE HARDSHIP because: 6-203/6-205

The location of the dwelling and width of the property at side yard were established prior to enforcement of the zoning regulations.

(b) The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because:

This property and adjacent property only share this hardship due to the property line bisects through the two abutting dwellings.

(c) The variance would not change the CHARACTER OF THE NEIGHBORHOOD because:

The additions and alterations proposed to the dwelling will be in scale and characteristic of the existing structure. The dwelling was built in 1989 and has had other modifications done prior to this date.

6. A SPECIAL EXCEPTION is requested as authorized by Sections 6-19, 6-20, and _________ of the Building Zone Regulations because:

N/A

7. THE ISSUANCE of Permit No. ___________ for the above named premises by the Building Official is APPEALED because: N/A

8. ALL OWNERS whose property bounds upon any portion of subject property including that property directly across the street and bounding it: (Give mailing address)

Name: Waschler, Walter H. & Torraine
Address: 190 Lake Ave., Greenwich, CT 06830

Name: Picchiome, Nicholas A. & Heather
Address: 240 Lake Ave., Greenwich, CT 06831

Name: Beloffatto, Salvatore & Phyllis
Address: 431 Lake Ave., Greenwich, CT 06830

Name: Supperman, Beth B. & Harlan
Address: 195 Lake Ave., Greenwich, CT 06830

Name: Dobin, Florence B.
Address: 237 Lake Ave., Greenwich, CT 06830

Name: Johnston, Alexander R. & Frances
Address: 241 Lake Ave., Greenwich, CT 06830

Date Filed

(Signed) Applicant(s) or Agent

Also please type name: Michael Fornaro

Telephone No. (203) 869-3283

Application Fee Paid: $150 - Receipt No. 5487

CT Land Use Fee Paid: $0 - Receipt No. 7468

Marked

Application Date: 8/23/83

Telephone No. (203) 869-3283

Application Fee Paid: $150 - Receipt No. 5487

CT Land Use Fee Paid: $0 - Receipt No. 7468

Marked
INSTRUCTIONS AND PROCEDURES

Regular meetings of the Board are held on the third Wednesday of each month at 8:00 P.M. o'clock at the Town Hall or such other time or place as the Chairman or Acting Chairman of the Board may from time to time determine.

Applications must be typed and filed in triplicate on the original application forms only and each shall be signed by the appellant or his agent. All pertinent questions on the application must be answered and all information required by the form to be given shall be concisely stated. Additional statements may be added if required on the blank space below or on separate sheets. Do not use supplemental sheets unless the application form is filled.

Applications must be accompanied with three copies of a class A-2 survey by a Connecticut Licensed Land Surveyor, three sets of building plans for a new or existing building, addition, or alteration to a building, and with the filing fee. Please make checks payable to the Town of Greenwich. One set of plans may be returned at the applicant's request after the expiration of the appeal period. Building Plans and Surveys submitted with this application may not be larger than 11" x 17" in size. Larger scale drawings may be submitted at the Public Hearing. Applications involving floor area ratio must be accompanied by Building Plans demonstrating the calculated areas.

Appellant or his agent shall notify the property owners listed in No. 8 of the application form that an appeal is being filed with the Board. An affidavit that such notice has been mailed must be submitted with the application.

Plot Plans accompanying applications pertaining to gasoline filling stations, garages, auto showrooms, and parking lots, in addition to giving location of building or buildings shall also include the location of any pumps and shall show height and size of signs in addition to location, height and intensity of lights, planting, curbs, sidewalks, street lines, exists and entrances.

Applications for variance of the sections pertaining to liquor outlets shall be accompanied with three copies of a map showing the location of other outlets within 500 feet or 1000 feet as defined in the ordinance and certified by a Connecticut licensed land surveyor.

If topographical conditions are claimed as hardship, the applicant must be prepared with photographs or topographical survey showing same at the time of the public hearing.

The final date for filing applications shall be nineteen days before the date of a regular meeting, which date will be kept posted in the office of the Board and of the Building Official/Zoning Enforcement Officer. Applications will be heard on a first come/first heard agenda space available basis.

Appellant or his agent must be present at the meeting.

PLANS APPROVED BY THE PLANNING AND ZONING BOARD OF APPEALS CANNOT BE CHANGED. WHAT IS PRESENTED FOR APPROVAL MUST BE BUILT. Any changes to approved plans will require re-submission to the Planning and Zoning Board of Appeals for a new public hearing.

On an application for a re-hearing, the appellant must allege new facts and prove same at the hearing.

THE BOARD IN ITS DISCRETION MAY DISMISS AN APPEAL (WITHOUT PREJUDICE) FOR FAILURE TO COMPLY WITH ANY OF THE FOREGOING RULES.

**RESOLVED, that Section 2-29 (c) of the Greenwich municipal Code is hereby repealed and the following substituted in lieu thereof:

Section 2-29 (c) The filing fees shall be:
$160* for single and two (2) family residential appeals
$210* for appeals of the decisions or orders of the Zoning Enforcement Officer
$310* for appeals for division of non-conforming lots
$510* for all other appeals including review of subdivisions

**Effective date is December 29, 1990

- Includes filing fee of $10.00 required by State of Connecticut for “State Land Use Fee”, effective 6/15/97.
- Appeals 1
PUBLIC NOTICE

Notice is hereby given that on Wednesday, March 11, 1998 at 8 P.M. in the Joseph P. Cone Meeting Room, Town Hall, 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 for authorization as special exceptions, and applications to vary the Building Zone Regulations as amended in the following matters:

No. 8196. Appeal of Mehdi Hajdari for variance of street side yard requirement to permit a garage on the southerly side of Old Field Point road, (58), Greenwich, in the R-6 zone.

No. 8197. Appeal of Trond and Denise Rokholm for variance of combined side yards requirement to permit additions to a dwelling on the easterly side of Oval Avenue, (17), Riverside, in the R-12 zone.

No. 8198. Appeal of Edward Howe for variance of front yard requirement to permit an accessory garage and additions to a dwelling on the southerly side of Old Camp Lane, (25), Greenwich, in the RA-2 zone.

No. 8199. Appeal of William Breed for special exception approval for an accessory garage and quarters in excess of 800 square feet on the southerly side of Calhoun Drive, (38), Greenwich, in the RA-1 zone.

No. 8200-C. Appeal of James Hurlock for special exception and for variance of increased height of a non-conforming structure to permit additions to an accessory garage and quarters in excess of 800 square feet on the westerly side of Byram Drive, (46), Greenwich, in the RA-1 zone.

No. 8201. Appeal of Kim Sands for special exception approval to permit more than 6 horses on a lot on the westerly side of Lafrentz Road, (Lot 3), Greenwich in the RA-4 zone.

No. 8202. Appeal of Mary Walker for variances of lot size to permit separate use of lots on the easterly side of Perkins Road, (5), Greenwich, in the RA-2 zone.

No. 8203. Appeal of Michael Fornaro and Margaret Mason for variances of front and side yard requirements to permit additions to a dwelling on the westerly side of Lake Avenue, (200), Greenwich, in the RA-2 zone.

Dated: February 18, 1998

Barbara H. Hopkins, Chairman
Appeal No. 8203--3/11/98

Appeal of Michael Fornaro and Margaret Mason for variances of front and side yard requirements to permit additions to a dwelling on the westerly side of Lake Avenue (200), Greenwich, in the RA-2 zone.

MR. MALONEY: This appeal follows a request to permit additions to a dwelling in the RA-2 zone.

The existing dwelling is located in large part within the required front and side yards. The proposed additions would be located as close as 13.8 feet from the side lot line, whereas 25 feet is required. Although located at the rear of the house, the additions would be approximately 70 feet from the front lot line, whereas 75 feet is required.

Permission was denied, and the applicant is seeking variances of side and front yard requirements as provided in Sections 6-203 and 6-205.

MR. STRAZZA: Mark Strazza presenting for Mr. Fornaro tonight.

I'll start with the site plan here.

MS. HOPKINS: Gentlemen, Tom is having trouble hearing, so I would appreciate your cooperation.

MR. STRAZZA: The area in red here is the proposed addition and the area in the green is the existing dwelling. Now, presently there is a deck here which you can
see here in this picture here. That deck would be moved to
where the orange area is. And this blue area here is an
existing attached garage which is a one story structure.

    Now, presently, that structure which is
    very hard to see from the street, is off the driveway here
and because of the tightness of the yards it's very hard to
have gotten a picture of that. This dwelling is attached to
another residence. The property line cuts these two
dwellings. Through the course of my research, I was not
able to find exactly when the two dwellings were separated,
but it probably is more than 50 years ago.

    MR. LE BIEN: I keep thinking I'm never
going to hear something new but that's something new.

    MR. STRAZZA: This used to be part of the
Rosemary Hall estate and there's been a few owners of this
house and they have done different things to it. But the
deck that is presently there is 13.8 feet from the side
yard. The existing garage is 3.4 feet from the side yard
and the dwelling is 15.6 feet from the side yard. So all of
those dimensions are nonconforming in that side yard setback
of the required 25 feet. Basically, each side yard -- the
house is nonconforming and, as you can see from this view of
the back of the house, the only area that Mr. Fornaro would
be able to build would be right here where the open porch is
which would be in the center of the house.

    MR. LE BIEN: Would you relate that to your survey, please?

    MR. STRAZZA: Which is this area here which is only a -- there is an open porch and there's a second story above that which is here.

    MS. HOPKINS: Would it be possible for you to let the board see those pictures closer?

    MR. STRAZZA: Sure.

    MS. HOPKINS: Why don't you pass them down this way? You look first.

    This is the deck that's going to be moved.

    The deck is going to be moved?

    MR. STRAZZA: Where the proposed addition is, that's where the deck is now.

    MR. LE BIEN: So what's going to happen is you're going to take the deck that exists and move it to the left as I look at it, and you're going to build over.

    MS. HOPKINS: No, they're going --

    MR. LE BIEN: Make an addition over where the deck presently is and that addition is --

    MR. STRAZZA: A two story addition.

    MS. HOPKINS: 18 feet by 18 feet.

    MR. STRAZZA: That's approximately 648
square feet. The existing dwelling is 2,650 square feet. There are no FAR issues here as far as that's concerned. There's almost over half an acre there and within a two acre zone.

MR. WEISBROD: You mentioned the structure continues into the next lot.

MR. STRAZZA: That dwelling is attached to another dwelling unit and the property line splits the two dwelling units. That's just the way it is.

MR. LE BIEN: And the two lots are owned by separate people.

MR. STRAZZA: Now they are. They used to be owned by Ms. Reese which was part of the Rosemary Hall School years ago.

MR. LE BIEN: It's a single residential dwelling.

MR. STRAZZA: There are two separate dwellings.

MS. HOPKINS: They have common walls.

MR. STRAZZA: There's a fire separation between the two.

MS. HOPKINS: You can't walk from one to the other.

MR. KIEFER: Well, you could.
MS. HOPKINS: Sometime ago you probably could but in today's --

MR. STRAZZA: I'm sure when it was part of the school you could walk from one to the other. It was probably used for staff or whatnot.

MR. LE BIEN: What about the neighbors?

MR. STRAZZA: The neighbors have been notified. There have been no objections.

MS. HOPKINS: Any other questions from the board?

Bill, can you see that?

MR. WEISBROD: Lot two is not a separate lot, is it?

MR. STRAZZA: That's the number of the lot and this is the square footage of that. Over a half an acre.

MS. HOPKINS: Are there any questions from the board?

Is there anyone in the audience wishing to be heard on this application?

Thank you very much.

MR. STRAZZA: Thank you.

MR. FORNARO: Thank you.

MS. HOPKINS: Hearing no other requests,
we will return to the agenda in numerical order, and I'll ask the secretary to please read application number 8198.
TOWN OF GREENWICH
PLANNING AND ZONING BOARD OF APPEALS
SECRETARIAL CERTIFICATE

I, William J. Frattarola, Secretary, of the Planning and Zoning Board of Appeals of the Town of Greenwich, Connecticut do hereby certify that the following is a true copy of the decisions rendered by such Board at its meeting held March 11, 1998 at which a quorum was present.

APPEAL No. 8203.

Appeal of Michael Fornaro and Margaret Mason for variances of front and side yard requirements to permit additions to a dwelling on the westerly side of Lake Avenue, (200), Greenwich, in the RA-2 zone.

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

The Board finds, after due consideration, that there is zoning hardship due to the location of the dwelling on the lot, having been constructed prior to all zoning as well as the narrow lot shape. Accordingly, the requested variances of increased height of a non-conforming structure and of front and side yard requirements be granted from Sections 6-141(b)(2)(B)iii, 6-203 and 6-205 of the Building Zone Regulations.

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

William J. Frattarola, Secretary

Received for Record MAR 23 1998 at 3 1/2 in. M. and recorded by Town Clerk
March 23, 1998

Michael Fornaro and
Margaret Mason
200 Lake Avenue
Greenwich, CT. 06830

Dear Sir/Madam:

This will notify you that effective March 23, 1998 the Planning and Zoning Board of Appeals of The Town of Greenwich (Present: Barbara Hopkins, Chairperson; William Frattarola, Secretary; Donald Kiefer; Harry LeBien; and David Weisbrod, Alternate) rendered the following decision:

APPEAL No. 8203.

Appeal of Michael Fornaro and Margaret Mason for variances of front and side yard requirements to permit additions to a dwelling on the westerly side of Lake Avenue, (200), Greenwich, in the RA-2 zone.

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

The Board finds, after due consideration, that there is zoning hardship due to the location of the dwelling on the lot, having been constructed prior to all zoning as well as the narrow lot shape. Accordingly, the requested variances of increased height of a non-conforming structure and of front and side yard requirements be granted from Sections 6-141(b)(2)(B)iii, 6-203 and 6-205 of the Building Zone Regulations.

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

William J. Frattarola, Secretary
Survey

Property surveyed for Michael F. Formaro
Location: Westerly side of Lake Avenue, Greenwich, Connecticut
Major portion of lot numbered 2 on a map numbered 3743 in the Greenwich Land Records.

"RA-2" Zone

Major Portion of Lot 2
23,853 S.F.
0.5476 Acres

N/F Walter H. Waechter
Lorraine Carr Waechter
Portion of Lot 1
Map No. 3743 G.L.R.

N/F Nicholas A. Picchione
Heather E. Picchione
Map No. 6899 G.L.R.

Lot 3
Map No. 3743 G.L.R.

This map is a zoning location survey. Boundary information is based on a survey and is in accordance with horizontal accuracy class "A-2" as defined in the regulations of Connecticut State Agencies sections 20-3008-1 through 20-3008-20. Only copies of this map, bearing an original imprint of the surveyor's crisscross seal shall be considered to be true, valid copies. Monogramming has not been set in the course of performing this survey.

To my knowledge and belief, this map is substantially correct as noted herein.

Rocco V. D'Andrea, Inc.
Engineers and Surveyors
Greenwich, Connecticut

Mail Address:  P.O. Box 549
Six Neil Lane, Riverside, Connecticut
Tel. 203-637-1779  06878

Surveyor: Robert L. Luedel, Jr.
Firm Member

JANUARY 13, 1998
JANUARY 19, 1998
US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to
Michael Fornaro
Margaret Mason

Street & Numbers
200 Lake Avenue

Post Office, Zone, & ZIP Code
GREENWICH, Conn. 06830

Postage

Certified Fee

Special Delivery Fee

Restricted Delivery Fee

Return Receipt Showing to Whom & Date Delivered

Return Receipt Showing to Whom, Date, & Addressee's Address

TOTAL Postage & Fees $

PS Form 3800, April 1995

I also wish to receive the following services (for an extra fee):

1. [ ] Addressee's Address
2. [ ] Restricted Delivery

Consult postmaster for fee.

SENDERR:

3. Article Addressed to:
Fornaro - Mason
200 Lake Avenue
GREENWICH, Conn. 06830

4a. Article Number
Z 226 137 147

4b. Service Type
[ ] Registered [ ] Certified
[ ] Express Mail [ ] Insured
[ ] Return Receipt for Merchandise [ ] COD

7. Date of Delivery
07/30/95

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X

Domestic Return Receipt

PS Form 3811, December 1994

Thank you for using Return Receipt Service.
TOWN OF GREENWICH
AFFIDAVIT OF NOTIFICATION OF APPEAL TO:

PLANNING & ZONING BOARD OF APPEALS

STATE OF CONNECTICUT  )
COUNTY OF FAIRFIELD    )
                      :

Town of Greenwich

I, Mark R. Strazza, being first & duly sworn, do hereby certify that on December 23, 1997, I caused to be mailed, postage prepaid, to those whose names are set forth on the appeal form attached hereto, a copy of the notice also attached hereto as Exhibit B. Said persons were the record Owners, as of December 23, 1997, of property abutting (as defined in S6-14 (a) (3) of the Greenwich Building Zone Regulations) the property at 200 Lake Avenue belonging to Michael F. Fornaro and Margaret B. Mason, for which an application for variance has been filed with the Greenwich Planning & Zoning Board of Appeals.

Mark R. Strazza

Subscribed & sworn to
Before me on 22nd day of January, 1998

Theresa Gonnello
Notary Public

My Commission Expires
March 31, 2001
PUBLIC NOTICE

Notice is hereby given that on Wednesday, March 11, 1998 at 8 P. M. in the Joseph P. Cone Meeting Room, Town Hall, 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 for authorization as special exceptions, and applications to vary the Building Zone Regulations as amended in the following matters:

No. 8196. Appeal of Mehdi Hajdari for variance of street side yard requirement to permit a garage on the southerly side of Old Field Point road, (58), Greenwich, in the R-6 zone.

No. 8197. Appeal of Trond and Denise Rokholf for variance of combined side yards requirement to permit additions to a dwelling on the easterly side of Oval Avenue, (17), Riverside, in the R-12 zone.

No. 8198. Appeal of Edward Howe for variance of front yard requirement to permit an accessory garage and additions to a dwelling on the southerly side of Old Camp Lane, (25), Greenwich, in the RA-2 zone.

No. 8199. Appeal of William Breed for special exception approval for an accessory garage and quarters in excess of 800 square feet on the southerly side of Calhoun Drive, (38), Greenwich, in the RA-1 zone.

No. 8200-C. Appeal of James Hurlock for special exception and for variance of increased height of a non-conforming structure to permit additions to an accessory garage and quarters in excess of 800 square feet on the westerly side of Byram Drive, (46), Greenwich, in the RA-1 zone.

No. 8201. Appeal of Kim Sands for special exception approval to permit more than 6 horses on a lot on the westerly side of Laffrentz Road, (Lot 3), Greenwich in the RA-4 zone.

No. 8202. Appeal of Mary Walker for variances of lot size to permit separate use of lots on the easterly side of Perkins Road, (5), Greenwich, in the RA-2 zone.

No. 8203. Appeal of Michael Fornaro and Margaret Mason for variances of front and side yard requirements to permit additions to a dwelling on the westerly side of Lake Avenue, (200), Greenwich, in the RA-2 zone.

Dated: February 18, 1998

Barbara H. Hopkins, Chairman
March 23, 1998

Michael Fornaro and
Margaret Mason
200 Lake Avenue
Greenwich, CT. 06830

Dear Sir/Madam:

This will notify you that effective March 23, 1998 the Planning and Zoning Board of Appeals of The Town of Greenwich (Present: Barbara Hopkins, Chairperson; William Frattarola, Secretary; Donald Kiefer; Harry LeBien; and David Weisbrod, Alternate) rendered the following decision:

APPEAL No. 8203.

Appeal of Michael Fornaro and Margaret Mason for variances of front and side yard requirements to permit additions to a dwelling on the westerly side of Lake Avenue, (200), Greenwich, in the RA-2 zone.

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

The Board finds, after due consideration, that there is zoning hardship due to the location of the dwelling on the lot, having been constructed prior to all zoning as well as the narrow lot shape. Accordingly, the requested variances of increased height of a non-conforming structure and of front and side yard requirements be granted from Sections 6-141(b)(2)(B)iii, 6-203 and 6-205 of the Building Zone Regulations.

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

William J. Frattarola, Secretary
SEE SEPARATE PHOTO FILE

8203
APPEAL TO THE PLANNING AND ZONING BOARD OF APPEALS
GREENWICH, CONN.
Telephone: (203) 622-7753

—Application Must Be Typed—

SEE INSTRUCTIONS AND PROCEDURES ON REVERSE SIDE

1. I (we) hereby appeal to the Planning and Zoning Board of Appeals from the decision of the Building Inspector whereby the Building Inspector granted ☐ or denied ☐ an application to:

☐ use
☐ erect
☐ alter
☐ add to
☒ occupy
☐ land only
☐ structure or building
☐ Year erected - 1789
☐ Tax I.D. No. 10-23365
☐ for use as
☒ 1 family residence
☐ accessory building
☐ business
☒ industry

2. LOCATION of affected premises: Street Address 240 Lake Avenue

Located on the N/SW side of Lake Avenue 500 feet S/EW from the intersection of Rock Ridge Avenue

Title of Subdivision Map: N/A

Lot No.: 13A

Section of Town: Central

Bldg. Zone: RA-2

Lot Size: 12-706

OWNERS
Frederick L. Hoffer, III
Address 240 Lake Ave., Greenwich, CT 06830

APPLICANT(S)
Frederick L. Hoffer, III
Address 240 Lake Ave., Greenwich, CT 06830

LESSEE
Address

AGENT
Louis P. Pittocco, Esq.
Address 90 Greenwich Ave., Greenwich, CT 06830

3. PREVIOUS APPEALS have been made with respect to this property as follows:

Application No.

Date(s):

4. THIS APPEAL relates to ☒ use; ☐ yard dimensions; ☐ height; ☐ number of family units; ☒ street frontage; ☐ areas;

☐ other:

DESCRIBE BRIEFLY: Applicant seeks to alter and expand a house on a grossly non-conforming lot to make it more functional and more pleasing and to make it more in keeping with the neighborhood. Most of the changes relate to changes in the roof line of the front of the house and the existing garage.

5. VARIANCE of the following section(s) of the Building Zone Regulations is(are) requested: 6-141Ci

(a) Strict application of the regulations would produce UNDUE HARDSHIP because:

Owner would be very limited on the changes he could make.

(b) The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because:

This lot is grossly non-conforming and it would be a hardship to have to comply with changed building/zoning regulations, especially since the house is old and obsolete for today's standards.

(c) The variance would not change the CHARACTER OF THE NEIGHBORHOOD because:

The improvements to be made would be in keeping with the neighborhood as developed.

6. A SPECIAL EXCEPTION is requested as authorized by Sections 6-19, 6-20, and of the Building Zone Regulations because:


7. THE ISSUANCE of Permit No. ☐ for the above named premises by the Building Official is APPEALED because:


8. ALL OWNERS whose property bounds upon any portion of subject property including that property directly across the street and bounding it: (Give mailing address)

Name Robert W. Shippee & E. Starr
Address 248 Lake Ave., Greenwich, CT 06830

Name David W. & Lyn S. Kratovil
Address 118 Wood Road, Greenwich, CT 06830

Name Japanese Educational Institute ofNY
Address 15 Ridgeway, Greenwich, CT 06830

Name Florence B. Tobin
Address 237 Lake Ave., Greenwich, CT 06830

Name
Address

Date Filed

(Signed) Applicant(s) or Agent

Also please type name LOUIS P. PITTOCCO

Telephone No. (203) 869-2282

Application Fee Paid $150 Receipt No. 7-1142 CT Land Use Fee Paid $50 Receipt No. 7-1143
INSTRUCTIONS AND PROCEDURES

Regular meetings of the Board are held on the third Wednesday of each month at 8:00 P.M. o'clock at the Town Hall or such other time or place as the Chairman or Acting Chairman of the Board may from time to time determine.

Applications must be typed and filed in triplicate on the original application forms only and each shall be signed by the appellant or his agent. All pertinent questions on the application must be answered and all information required by the form to be given shall be concisely stated. Additional statements may be added if required on the blank space below or on separate sheets. Do not use supplemental sheets unless the application form is filled.

Applications must be accompanied with three copies of a class A-2 survey by a Connecticut Licensed Land Surveyor, three sets of building plans for a new or existing building, addition, or alteration to a building, and with the filing fee. Please make checks payable to the Town of Greenwich. One set of plans may be returned at the applicant's request after the expiration of the appeal period. Building Plans and Surveys submitted with this application may not be larger than 11" x 17" in size. Larger scale drawings may be submitted at the Public Hearing. Applications involving floor area ratio must be accompanied by Building Plans demonstrating the calculated areas.

Appellant or his agent shall notify the property owners listed in No. 8 of the application form that an appeal is being filed with the Board. An affidavit that such notice has been mailed must be submitted with the application.

Plot Plans accompanying applications pertaining to gasoline filling stations, garages, auto showrooms, and parking lots, in addition to giving location of building or buildings shall also include the location of any pumps and shall show height and size of signs in addition to location, height and intensity of lights, planting, curbs, sidewalks, street lines, exists and entrances.

Applications for variance of the sections pertaining to liquor outlets shall be accompanied with three copies of a map showing the location of other outlets within 500 feet or 1000 feet as defined in the ordinance and certified by a Connecticut licensed land surveyor.

If topographical conditions are claimed as hardship, the applicant must be prepared with photographs or topographical survey showing same at the time of the public hearing.

The final date for filing applications shall be nineteen days before the date of a regular meeting, which date will be kept posted in the office of the Board and of the Building Official/Zoning Enforcement Officer. Applications will be heard on a first come/first heard, agenda space available basis.

Appellant or his agent must be present at the meeting.

PLANS APPROVED BY THE PLANNING AND ZONING BOARD OF APPEALS CANNOT BE CHANGED. WHAT IS PRESENTED FOR APPROVAL MUST BE BUILT. Any changes to approved plans will require re-submission to the Planning and Zoning Board of Appeals for a new public hearing.

On an application for a re-hearing, the appellant must allege new facts and prove same at the hearing.

THE BOARD IN ITS DISCRETION MAY DISMISS AN APPEAL (WITHOUT PREJUDICE) FOR FAILURE TO COMPLY WITH ANY OF THE FOREGOING RULES.

**RESOLVED, that Section 2-29 (c) of the Greenwich municipal Code is hereby repealed and the following substituted in lieu thereof:

Section 2-29 (c) The filing fees shall be:
$160* for single and two (2) family residential appeals
$210* for appeals of the decisions or orders of the Zoning Enforcement Officer
$310* for appeals for division of non-conforming lots
$510* for all other appeals including review of subdivisions

**Effective date is December 29, 1990

- Includes filing fee of $10.00 required by State of Connecticut for "State Land Use Fee", effective 6/15/97.
- Appeals 1

6/20/97
April 10, 2000

Frederick L. Hobby III
240 Lake Avenue
Greenwich, CT 06830

RE: Building Permit No. T-8501

Dear Mr. Hobby:

This letter is to notify you that the roof redesign submitted to the Division of Buildings on March 13, 2000 as an amendment to your permit is not permitted. This is consistent with our previous multiple conversations involving previous unapproved roof redesign which also did not correspond to the plans approved by the Planning and Zoning Board of Appeals No. 8287. You must, as previously directed, construct the roof per the PZBA approved design.

Until such time as the correction is made or until such time as you secure a different approval from the Board of Appeals, I will request of Mr. Marr that no further inspections will be made and no Certificate of Occupancy will issue.

Very truly yours,

James F. Maloney
Zoning Enforcement Officer

JFM/kd

Cert. Mail
PETITION

We have no objection to FREDERICK L. HOBBY, III going before the Planning and Zoning Board of Appeals for variances with regard to extension of nonconforming uses to alter and add to the current dwelling at 240 Lake Avenue, Greenwich, CT. We have seen the plans and reviewed them with Mr. Hobby and fully understand what he intends to build at the site.

NAME:
Florence B. Tobin

ADDRESS:
237 Lake Ave, Greenwich

Mr. & Mrs. R. W. Shapero

248 Lake Avenue

Mr. & Mrs. Michael Tornado

200 Lake Ave.

Greenwich Japanese School

270 Lake Ave.
Appeal No. 8287--11/18/98

Appeal of Frederick Hobby for variance of inside yard requirement and of increased height of a nonconforming structure to permit additions to a dwelling on the westerly side of Lake Avenue (240), Greenwich, in the RA-2 zone.

MR. MALONEY: This appeal follows a request to permit additions to a dwelling in the RA-2 zone.

The proposed additions are, in part, above portions of the dwelling which are nonconforming as to front and side yard requirements. The existing dwelling and garage are as close as 43 feet from the front lot line, whereas 50 feet is required, and 13 feet from the southerly lot line (side) and 15 feet from the northerly lot line (side), whereas 25 feet is required at each side. Further, a portion of the proposed additions would encroach to a slightly greater degree in the side yard on the southerly side.

Permission was denied, and the applicant is seeking a variance of side yard requirement and of increased height of an existing nonconforming structure as provided in Sections 6-203, 6-205, and 6-141 (b) (2) (B) iii.

MR. PITTOCCO: Thank you, Madam Chairperson, and members of the Board. For the record,
Louis Pittocco representing the applicant.

The house on the land in question is very small, having been built in 1789. It is a colonial style house consisting of one small room downstairs with a work kitchen similar to a New York style studio kitchen, two small bedrooms and a bath upstairs.

MR. LE BIEN: When did you stay it was built?

MR. PITTOCCO: Built in 1789.

MR. FRATTAROLA: That's 1789.

MR. PITTOCCO: It is certainly obsolete by today's standards.

Because the land is nonconforming as the neighboring properties are nonconforming, it is a hardship and practical difficulty to have to comply with changed regulations, especially since the zone was upgraded to RA-2. The properties on either side of my client's property have been granted variances by your board.

In 1994, Robert and Starr Shippee, in appeal 7775, were granted a front yard variance in order to enclose a front porch and make it part of their living area. In March of this year, 1998 that is, the neighbors on the other side, Michael Furnaro and Margaret Mason, were given variances of front and side yards to put a large addition on
their house. Since the transcript is not available from that hearing, I don’t know quite the extent of the variances that were granted.

There were a few other appeals in the vicinity on Lake Avenue, one of which I should mention. And that was the appeal of Dolores Margenot, also this year, 1998, number 8190. At 28 Lake Avenue side yard variances were granted to permit side yards of 1.78 feet and 1.38 feet respectively, whereas 15 feet is required on each side.

My client is seeking a variance of four feet on the south side of the property to allow a canopy of four feet to be built to provide coverage for the entrance to a proposed dining room. It’s not shown. It’s shown on your plan but not on there. This rendering is a rendering of the exterior and I am using it to point something out in a moment. But if you have a question, there is a -- maybe I can show it on a few of the pictures. That would be better. I can show exactly where we’re doing it. It’s in this area. There’s an existing porch or canopy there. The proposal is to come out about four feet to cover the entrance to a proposed dining room so that you would go from the dining room to the patio and have something over your head and vice versa. And it’s on the side of the property as I said here, see it, it’s about in this area as well. This is the
Furnaro property. The --

MR. LE BIEN: Furnaro is to the south and Shippee is to the north?

MR. PITTOCCO: Shippee is to the north. Furnaro is to the south, that's correct. There is the house. You can see how narrow it is. Small. This shows the garage. The back of the property. This is the interior. This is the downstairs. This is one of the bedrooms. This is the work kitchen that I talked about.

Very small. Back of the property backs up to the Japanese School. You can see the field here. The picture is taken from the property, an open field. Here's the interior of the house. I would like to give this to Mr. Maloney if I might.

MS. HOPKINS: Has everyone seen it?

MR. LE BIEN: Mr. Pittocco, this is a very small chart we got. I would like to know what is going to happen.

MR. PITTOCCO: Let me get the site plan.

MS. HOPKINS: Thank you. I had the same difficulty.

MR. PITTOCCO: I think that's what happens when these things are reduced. Wait till we get it all. This is the house here. This is a fireplace. So that the
Appeal No. 8287--11/18/98

roof would be in this area here. The addition is going -- coming up about 17 feet here. This is where the next item I’m going to mention, the vertical variance for the nonconforming use is going to be applied, and there is the house that’s going to be renovated. And it will be two stories as it is now, not any higher than it is now, and the variance that I’m asking for for four feet is right in this area here.

MS. HOPKINS: For how many feet in depth?

MR. PITTOCCO: Five feet in depth. Four feet going into the side yard, five feet in depth. That’s the size of the canopy.

MR. WEISBROD: The shaded area represents the new footprint of the new construction?

MR. PITTOCCO: Yes. This will all be new construction.

MR. LE BIEN: This is all new construction?

MR. PITTOCCO: This is the existing house here.

MS. HOPKINS: Which will disappear.

MR. PITTOCCO: Front porch, the roof and garage. This is the addition here. This will all be new.

MR. LE BIEN: What is going to happen?
Do you have something people can go through from the dining room to the kitchen?

MR. PITTOCCO: From the outside there's going to be a patio outside the dining room and it's just like a canopy, a roof.

A VOICE: It's an arbor to walk out.

MR. PITTOCCO: You can go outside and have some cover. That's all it is.

MR. LE BIEN: It will be open?

MR. PITTOCCO: An open roof. It's not going to be a room or anything. It will just be open, something with a roof on it like a veranda.

MR. LE BIEN: About right here, is that right?

MR. PITTOCCO: Yes, yes.

MS. HOPKINS: And the existing garage is going to remain?

MR. PITTOCCO: Encompassed in the renovation. It will be moved to here if I could show you on the rendering. This is going to be the garage. This is the front of the house now. Whatever will be built over the existing porch, and this will be the location of the garage. There's the driveway and turn left to go into the garage here. The existing garage is going to be in this location.
That’s where the garage is now in that location and that will be a library.

MR. LE BIEN: Mr. Kiefer makes a point that that’s a pretty good looking 1789 house. How do you get into Normandy?

MR. PITTOCCO: It’s a style my client likes and it’s a beautiful house. While I have this here, the only change I’m going to point out -- and I’ll give you the plan -- this dormer here is going to be eliminated. There’s a chimney that’s going there.

MR. LE BIEN: Hold it up so they can see.

MR. PITTOCCO: There’s a dormer here and there’s going to be a chimney in this location. So there will be a fireplace in the library. The neighbors have signed off on it. I have a petition I would like to offer you signed by the neighbors on either side and in the back end across the street. This is the original. There was a change in the chimney. They all noted that change. In fact, Mrs. Tobin signed the actual plan and I can show you her signature if you’d like. I could represent that she signed it as well.

MR. LE BIEN: No neighbor has objected?

MR. PITTOCCO: No neighbor has objected.

MS. HOPKINS: Do you have to get a
demolition permit on this?

    MR. MALONEY: Not on this. Without seeing the detail construction drawings, I believe, from conference on this change in the property awhile back, a good portion of the existing house is going to remain although its appearance will be radically different.

    MS. HOPKINS: That’s what I was thinking. It’s a historic structure in terms of its antiquity.

    MR. MALONEY: In terms of demolition, the house has to be removed to the foundation or to be substantially eliminated and by substantial, that’s a standard that the Building Department uses. I believe they talk about 50 percent of the existing building being razed. Beyond that, they want to see a demolition permit. The issue of the age of the dwelling, basically, as I understand it -- and I want to tell you very clearly that I do not participate in the demolition process but I see quite a bit of them. If a building is more than 60 years old, there is an extra waiting period before the house can be removed, if it’s going to be removed. I don’t believe there’s an actual mechanism to stop someone from razing a structure at all. They have to wait a longer period, but that’s it.

    MS. HOPKINS: But in this case --

    MR. PITTOCCO: This is not going to be
removed.

MS. HOPKINS: It's certainly not going to be of historic significance.

MR. KIEFER: It's not the historical zone either.

MR. PITTOCCO: Quite honestly, it's a very impractical house. You couldn't even raise a child there it's so small. I don't know how people lived there for years and years. I think it was part of Rosemary Hall, if you remember that private school. It backs up to there and there are very small houses there.

MS. HOPKINS: They were faculty houses.

MR. PITTOCCO: If I might, the other and more important variance is 6-141 (c) i or double i which is the height requirement for nonconforming uses, and there is the vertical addition that you've seen many, many times. And as you know, because of this regulation we have to come before you for a variance.

And again, I think the hardship is that this property is nonconforming. It is a hardship to have to comply with the changed regulations which went into effect after this house was built and, of course, when the property was upzoned.

As I indicated, my client has reviewed the
plans with all of the neighbors and they have all signed off. The only change that was made to the plan as originally submitted was the chimney here and Mrs. Tobin, who signed the petition but didn’t note anything in the middle, signed the plan that she approved it as well.

MS. HOPKINS: And the Japanese School?

MR. PITTOCCO: They have approved. Mrs. Sullivan signed it in red and you can see the red signature here. Everyone on either side behind and across the street have approved the plan and are delighted with it.

MS. HOPKINS: Are there any other questions from the Board?

MR. WEISBROD: Yes. In the application there’s a Kratovil.

MR. PITTOCCO: Based upon the assessor’s records we picked up Kratovil. It turns out that owner is the one that we had signed the plan and my client has consulted with them. That’s Furnaro. You have Mr. and Mrs. Furnaro on the petition. They’re now living in that house.

MR. WEISBROD: Furnaro is now living in the house?

MR. PITTOCCO: Where Kratovil was. We picked up Kratovil from the assessor’s records. It must have been an error. In any event, Furnaro obviously is
notified. My clients reviewed the plans with them and they
signed off on it. They received a variance as well.

They're next door and I cited them.

MR. WEISBROD: You mentioned that the FAR
would be what?

MR. PITTOCCO: There isn't any FAR
currently.

MR. WEISBROD: For the new house. What
would the actual FAR be for the new construction?

MR. PITTOCCO: There isn't any FAR under
the current regulations in this zone.

MR. WEISBROD: I understand that, but
what is -- what would --

MR. PITTOCCO: 33 hundred square feet,
approximately.

MR. WEISBROD: And I know the regulations
aren't in place yet, but if the regulations were in place
would this be in conformance with the new regulations?

MR. MALONEY: I'm afraid I haven't
received any copy of any change in the regulations as of
this time. So I don't know.

MR. WEISBROD: Because it would seem,
just from the layout, this is a pretty large construction
for the two acre zoning. But the size of the lot is --
MR. PITTOCCO: A little over twelve thousand square feet.

MR. LE BIEN: It’s close.

MR. WEISBROD: You apply the FAR against the twelve thousand square feet.

MS. HOPKINS: You take the formula.

MR. WEISBROD: Take the formula against the twelve thousand square feet. I wouldn’t know. I haven’t done the calculation.

MR. PITTOCCO: I indicated, Mr. Weisbrod, there is no FAR currently.

MR. WEISBROD: I understand.

MS. HOPKINS: But if what Mr. Maloney said, it’s another two to three weeks and then it would be?

MR. PITTOCCO: When we applied, obviously, all of this wasn’t going on. We applied quite a while ago. In any event, if the regulations had been passed previously, then we would have been applying most likely for a variance of the FAR which we do not have to ask for tonight.

MS. HOPKINS: Any other comment or questions from the Board?

Is there anyone in the audience wishing to be heard on this application?
Appeal No. 8287--11/18/98

Thank you very much.

Appeal number 8288. Less than ten minutes?

MS. HOPKINS: Excuse me, Mr. Pittocco.

All the papers, whatever you used, we need.

MR. PITTOCCO: Do you want the renderings?

MS. HOPKINS: Oh, yes, that hasn’t changed. We didn’t even see that.

MR. PITTOCCO: I didn’t present it. It’s the landscape plan. I could offer it if it would be helpful.

MS. HOPKINS: Thank you very much.

MS. HOPKINS: I trust what you have in your hand, sir.

MR. HOBBY: I’m Mr. Hobby.

MS. HOPKINS: Do we have that?

MR. HOBBY: I believe so, yeah. This is a copy Mrs. Tobin had signed off. That’s all that is.

MS. HOPKINS: Thank you.

Will the secretary please read appeal number 8288.
TOWN OF GREENWICH  
PLANNING AND ZONING BOARD OF APPEALS  
SECRETARIAL CERTIFICATE  

I, William Frattarola, Secretary, of the Planning and Zoning Board of Appeals of the Town of Greenwich, Connecticut do hereby certify that the following is a true copy of the decision rendered by such Board at its meeting held November 18, 1998 at which a quorum was present.

APPEAL No. 8287.

Appeal of Frederick Hobby for variance of inside yard requirement and of increased height of a non-conforming structure to permit additions to a dwelling on the westerly side of Lake Avenue, (240), Greenwich, in the RA-2 zone.

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

The Board, after due consideration, finds that there is hardship due to the very small size and narrow shape of the lot, the location of the house on the lot, having been constructed prior to all zoning, and an earlier upzoning of the property to RA-2.

Accordingly, the requested variances of front and side yard requirements and of increased height of a non-conforming structure as provided by Sections 6-203, 6-205 and 6-141 (b)(2)(B)iii, respectively are granted.

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

William Frattarola, Secretary  

Received for Record November 30, 1998 at 12:00 PM M. and recorded by Town Clerk
November 30, 1998

Louis P. Pittocco, Esq.
90 Greenwich Ave.
Greenwich, CT 06830

Dear Mr. Pittocco:

This will notify you that effective November 30, 1998 the Planning and Zoning Board of Appeals of the Town of Greenwich (Present: Barbara H. Hopkins, Chairman, William Frattarola, Secretary, Donald Kiefer, Harry LeBien, David Weisbrod, and David Shields, Alternate) rendered the following decision.

APPEAL No. 8287.

Appeal of Frederick Hobby for variance of inside yard requirement and of increased height of a non-conforming structure to permit additions to a dwelling on the westerly side of Lake Avenue, (240), Greenwich, in the RA-2 zone.

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

The Board, after due consideration, finds that there is hardship due to the very small size and narrow shape of the lot, the location of the house on the lot, having been constructed prior to all zoning, and an earlier upzoning of the property to RA-2.

Accordingly, the requested variances of front and side yard requirements and of increased height of a non-conforming structure as provided by Sections 6-203, 6-205 and 6-141 (b)(2)(B)iii, respectively are granted.

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

William Frattarola, Secretary
April 10, 2000

Frederick L. Hobby III
240 Lake Avenue
Greenwich, CT 06830

RE: Building Permit No. T-8501

Dear Mr. Hobby:

This letter is to notify you that the roof redesign submitted to the Division of Buildings on March 13, 2000 as an amendment to your permit is not permitted. This is consistent with our previous multiple conversations involving previous unapproved roof redesign which also did not correspond to the plans approved by the Planning and Zoning Board of Appeals No. 8287. You must, as previously directed, construct the roof per the PZBA approved design.

Until such time as the correction is made or until such time as you secure a different approval from the Board of Appeals, I will request of Mr. Marr that no further inspections will be made and no Certificate of Occupancy will issue.

Very truly yours,

James F. Maloney
Zoning Enforcement Officer

Cert. Mail
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF APPEAL TO PLANNING AND ZONING BOARD OF APPEALS

STATE OF CONNECTICUT ) SS.: GREENWICH
COUNTY OF FAIRFIELD )

I, LOUIS P. PITTOCCO, being first duly sworn, do hereby certify that on September 11, 1998, I caused to be mailed, postage prepaid, to those persons whose names are set forth on the appeal form (Paragraph 8) attached hereto a copy of the notice Exhibit B. Said persons were the record owners, as of September 11, 1998 as shown on the Town Tax Assessor's Office records of property abutting and across the street from the property belonging to FREDERICK L. HOBBY, III at 240 LAKE AVENUE, GREENWICH, CT 06830 for which an application for a Variance has been filed with the Greenwich Planning and Zoning Board of Appeals, Town Hall, 101 Field Point Road, Greenwich, CT 06836.

[Signature]
LOUIS P. PITTOCCO

Subscribed and sworn to before me on September 11, 1998.

[Signature]
DAVID ANTHONY ROGERS
COMMISSIONER OF THE SUPERIOR COURT
EXHIBIT A

SUBJECT PROPERTY:

OWNER:  FREDERICK L. HOBBY, III
ADDRESS:  240 LAKE AVENUE, GREENWICH, CT.  06830

OWNER(S) ABUTTING/ADJOINING SUBJECT PROPERTY:

OWNERS:  ROBERT W. SHIPPEE AND STARR B. SHIPPEE
ADDRESS:  248 LAKE AVENUE, GREENWICH, CT.  06830

OWNERS:  DAVID W. KRATOVLIL AND LYN S. KRATOVLIL
ADDRESS:  11 MIDWOOD ROAD, GREENWICH, CT.  06830

OWNER:  JAPANESE EDUCATIONAL INSTITUTE OF NEW YORK
ADDRESS:  15 RIDGEWAY, GREENWICH, CT.  06831

OWNER:  FLORENCE B. TOBIN
ADDRESS:  237 LAKE AVENUE, GREENWICH, CT.  06830
September 10, 1998

Mr. & Mrs. Robert W. Shippee
248 Lake Avenue
Greenwich, CT.  06830

RE: FREDERICK L. HOBBY, III
240 LAKE AVE., GREENWICH, CT. 06830
LOT #15A

Dear Mr. & Mrs. Shippee:

Notice is hereby given that Frederick L. Hobby, III has filed an application with the Greenwich Planning and Zoning Board of Appeals for a Variance approval for 240 Lake Avenue, Greenwich, Connecticut. This appeal is being made in order to alter and expand the house on the non-conforming lot. As an adjoining property owner, you are entitled to this notice. You may appear at the Public Hearing of this appeal or send a representative. You may also write to the Planning and Zoning Board of Appeals to express your position on this matter under review if you so choose. The date of the hearing has not yet been determined. Prior to the hearing, a legal notice will be published twice in the Greenwich Time newspaper to announce the date and time of the hearing. The appeal and accompanying documents are on file at Greenwich Town Hall. You may review these public records at Town Hall if you wish.

For Information Contact:
Planning and Zoning Board of Appeals
Town Hall, 101 Field Point Road
Greenwich, CT.  06836
Tel. (203) 622-7753

Sincerely yours,

Louis P. Pittocco

LPP:DAR
September 10, 1998

Mr. & Mrs. David W. Kratovil
11 Midwood Road
Greenwich, CT. 06830

RE: FREDERICK L. HOBBY, III
240 LAKE AVE., GREENWICH, CT. 06830
LOT #15A

Dear Mr. & Mrs. Kratovil:

Notice is hereby given that Frederick L. Hobby, III has filed an application with the Greenwich Planning and Zoning Board of Appeals for a Variance approval for 240 Lake Avenue, Greenwich, Connecticut. This appeal is being made in order to alter and expand the house on the non-conforming lot. As an adjoining property owner, you are entitled to this notice. You may appear at the Public Hearing of this appeal or send a representative. You may also write to the Planning and Zoning Board of Appeals to express your position on this matter under review if you so choose. The date of the hearing has not yet been determined. Prior to the hearing, a legal notice will be published twice in the Greenwich Time newspaper to announce the date and time of the hearing. The appeal and accompanying documents are on file at Greenwich Town Hall. You may review these public records at Town Hall if you wish.

For Information Contact:
Planning and Zoning Board of Appeals
Town Hall, 101 Field Point Road
Greenwich, CT. 06836
Tel. (203) 622-7753

Sincerely yours,

Louis P. Pittocco

LPP: DAR
September 10, 1998

Japanese Educational Institute of New York
15 Ridgeway
Greenwich, CT. 06831

RE: FREDERICK L. HOBBY, III
240 LAKE AVE., GREENWICH, CT. 06830
LOT #15A

Gentlemen:

Notice is hereby given that Frederick L. Hobby, III has filed an application with the Greenwich Planning and Zoning Board of Appeals for a Variance approval for 240 Lake Avenue, Greenwich, Connecticut. This appeal is being made in order to alter and expand the house on the non-conforming lot. As an adjoining property owner, you are entitled to this notice. You may appear at the Public Hearing of this appeal or send a representative. You may also write to the Planning and Zoning Board of Appeals to express your position on this matter under review if you so choose. The date of the hearing has not yet been determined. Prior to the hearing, a legal notice will be published twice in the Greenwich Time newspaper to announce the date and time of the hearing. The appeal and accompanying documents are on file at Greenwich Town Hall. You may review these public records at Town Hall if you wish.

For Information Contact:
Planning and Zoning Board of Appeals
Town Hall, 101 Field Point Road
Greenwich, CT. 06836
Tel. (203) 622-7753

Sincerely yours,

Louis P. Pittocco

LPP:DAR
September 10, 1998

Ms. Florence B. Tobin
237 Lake Avenue
Greenwich, CT. 06830

RE: FREDERICK L. HOBBY, III
240 LAKE AVE., GREENWICH, CT. 06830
LOT #15A

Dear Ms. Tobin:

Notice is hereby given that Frederick L. Hobby, III has filed an application with the Greenwich Planning and Zoning Board of Appeals for a Variance approval for 240 Lake Avenue, Greenwich, Connecticut. This appeal is being made in order to alter and expand the house on the non-conforming lot. As an adjoining property owner, you are entitled to this notice. You may appear at the Public Hearing of this appeal or send a representative. You may also write to the Planning and Zoning Board of Appeals to express your position on this matter under review if you so choose. The date of the hearing has not yet been determined. Prior to the hearing, a legal notice will be published twice in the Greenwich Time newspaper to announce the date and time of the hearing. The appeal and accompanying documents are on file at Greenwich Town Hall. You may review these public records at Town Hall if you wish.

For Information Contact:
Planning and Zoning Board of Appeals
Town Hall, 101 Field Point Road
Greenwich, CT. 06836
Tel. (203) 622-7753

Sincerely yours,

Louis P. Pittocco

LPP: DAR
BOUNDARY STAKE OUT SKETCH

Property surveyed for Michael William Newman & Katherine G. Newman

Location Westerly side of Lake Avenue, Greenwich, Connecticut
Major portion of lot numbered 2 on a map numbered 3743 in the Greenwich Land Records.

"RA-2" ZONE

PROPERTY LINES STAKED AS INDICATED
JUNE 8, 2021

MONUMENTATION

△ WOODEN STAKE SET

IP IRON PIN SET / FOUND

NORTH 0.1

IRON PIN

FOUND

N 91°36'00" E

70.21 COMPARED
70.19 DEG

70.27

2.07

2.06

2.05

S 12°25'00" W

WHTMAN OF RECORD

THE DAYCROFT SCHOOL
INCORPORATED

MAJOR PORTION OF
LOT 2

23,853 S.F.
0.5476 ACRES

N/F
WALTER H. WAECHTER
LORRAINE CARR WAECHTER

PORTION OF LOT 1
MAP No. 3743 G.L.R.

N/F
NICHOLAS A. PICCHIONE
HEATHER E. PICCHIONE

MAP No. 6899 G.L.R.

LOT 3
MAP No. 3743 G.L.R.

LAKE AVENUE

THIS MAP IS A BOUNDARY STAKE OUT SKETCH. BOUNDARY INFORMATION IS BASED ON A
RESURVEY AND IS IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS
DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-3006-1
THROUGH 20-3006-20.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE
SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE,
VALID COPIES.

MONUMENTATION HAS NOT BEEN SET IN THE COURSE OF PERFORMING
THIS SURVEY.

TO M' KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

SURVEYOR EDWIN W. RHODES, III
CT LS No. 70436

MAIL ADDRESS: P.O. BOX 549
SIX NEIL LANE, RIVERSIDE, CONNECTICUT
TEL 203-637-1779 06878

ROCCO V. D'ANDREA, INC.
ENGINEERS AND SURVEYORS
GREENWICH, CONNECTICUT

JUNE 10, 2021
LAKE AVENUE

THIS MAP DEPICTS A ZONING LOCATION SURVEY, BASED UPON
A RESURVEY PREPARED IN ACCORDANCE WITH HORIZONTAL
ACCURACY CLASS A-2 AS SET FORTH IN STATE REGULATIONS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED.

Anthony O'Conner

ANTHONY D'ANDREA, CT FELS 9673

ROCCO V. D'ANDREA, INC.
ENGINEERS AND SURVEYORS
GREENWICH, CONNECTICUT

Proof of Location Submitted
Date: Oct 13, 1999
Greenwich Building Zone Req'd.
Sec. 6-12/8-13/1/9-129128
## Administrative Information

**Parcel Number:** 10-2335/S  
**Parent Parcel Number:**  
**Property Address:** LAKE AVENUE 0200  
**Neighborhood:** Mid County West – Dist 10 (3)  
**Property Class:** 101 Single Family  
**TAXING DISTRICT INFORMATION:**  
Jurisdiction: 57 Greenwich, CT  
Area: 001  
Corporation: 057  
District: 10  
Section & Plat: 167  
Routing Number: 4484S0021  

### Ownership

**Owner:** Newman Michael William & Newman Katherine G W/S  
**Address:** 200 Lake Avenue  
**Lot No:** 15A-3 Lake Ave S-21

### Transfer of Ownership

<table>
<thead>
<tr>
<th>Date</th>
<th>Reason for Change</th>
<th>Taxpayer</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>06/30/2017</td>
<td>Rose Charles &amp; Nicki W/S</td>
<td>$161000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>07/25/2011</td>
<td>De Chazal Guy L &amp; Caroline C</td>
<td>$1500000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>08/26/2003</td>
<td>Formaro Michael F &amp; Mason Margaret B</td>
<td>$1975000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12/22/1997</td>
<td>Fiore Christopher</td>
<td>$574500</td>
<td></td>
<td></td>
</tr>
<tr>
<td>06/10/1994</td>
<td>Kratovil David W &amp; Lyn S</td>
<td>$715000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Valuation Record

<table>
<thead>
<tr>
<th>Date</th>
<th>Reason for Change</th>
<th>Taxpayer</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
</tr>
</thead>
</table>

### Land Data and Calculations

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>Depth Factor</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Land</td>
<td></td>
<td>0.5700</td>
<td>1.00</td>
<td>1878947.00</td>
<td>1878947.00</td>
<td>1071000 A</td>
<td>-10%</td>
<td>963900</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Site Description

- **Zoning:** RA-2 Single Family
- **Legal Acres:** 0.5700

### Topography

- **Public Utilities:** Water, Sewer, Electric

### Street or Road

- **Neighborhood:** 162100 Mid County West – Dist 10 (3)

### Permit Number

- **Type:**  
- **Filing Date:**  
- **Est. Cost:**  
- **Field Visit:**  
- **Est. SqFt:**  

---

**Supplemental Cards**

**TOTAL LAND VALUE:** 963900
**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**
- Style: Colonial
- Occupancy: Single family
- Story Height: 2.5
- Finished Area: 3598
- Attic: None
- Basement: None

**ROOFING**
- Material: Asphalt shingles
- Type: Gable
- Framing: Std for Class
- Pitch: Not available

**FLOORING**
- Sub and joists 1.0, 2.0, 2.5
- Base Allowance 1.0, 2.0, 2.5

**EXTERIOR COVER**
- Wood Siding 1.0, 2.0, 2.5

**INTERIOR FINISH**
- Normal for Class 1.0, 2.0, 2.5

**ACCOMMODATIONS**
- Finished Rooms: 9
- Bedrooms: 3
- Formal Dining Rooms: 1
- Fireplaces: 4

**HEATING AND AIR CONDITIONING**
- Primary Heat: Forced hot air-gas
- Lower Full Part
- Air Cond: 0 1636 0 0

**PLUMBING**
- # Fixt. Baths: 1 5
- 3 Fixt. Baths: 2 6
- 2 Fixt. Baths: 1 2
- Kit Sink: 1 1
- TOTAL: 14

**REMODELING AND MODERNIZATION**
- Amount: 1
- Date: 10/01/2004

**PARTY WALL**

**SUMMARY OF IMPROVEMENTS**

| Description   | Value | ID  | Stry Const | Str Const | Yr Eff | Str Eff | Adj Year Eff | Str Year Eff | Base Features | Adj Features | Size or Area | Computed Value | PhysObs | Market % | Value |
|---------------|-------|-----|------------|-----------|--------|---------|--------------|--------------|---------------|--------------|--------------|--------------|----------------|-----------|-----------|-------|
| D : BASIC    | 7420  |     |            |           |        |         |              |              |               |              |              | 3900          |            | 100      | 7420  |
| MAS          | 3930  |     |            |           |        |         |              |              |               |              |              | 3930          |            | 100      | 3930  |
| MAS-STK      | 7860  |     |            |           |        |         |              |              |               |              |              | 7860          |            | 100      | 7860  |
| RM-LIB       | 0     |     |            |           |        |         |              |              |               |              |              | 0             |            | 100      | 0     |

**EXTERIOR FEATURES**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Garages</th>
<th>Row Type Adjustment</th>
<th>SUB-TOTAL 1 UNIT</th>
<th>SUB-TOTAL 0 UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>WDDK</td>
<td>7080</td>
<td>0</td>
<td>1.00%</td>
<td>438380</td>
<td>438380</td>
</tr>
<tr>
<td>BRP</td>
<td>1950</td>
<td>273 Att Garage</td>
<td>14930</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WDDK</td>
<td>3600</td>
<td>0 Att Carports</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WDDK</td>
<td>3600</td>
<td>0 Bsmt Garage</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WDDK</td>
<td>3600</td>
<td>0 Ext Features</td>
<td>12630</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**GARAGES**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Garages</th>
<th>Row Type Adjustment</th>
<th>SUB-TOTAL 1 UNIT</th>
<th>SUB-TOTAL 0 UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>G01 ATTGAR</td>
<td>0</td>
<td>1</td>
<td>1.00%</td>
<td>1499</td>
<td>1499</td>
</tr>
<tr>
<td>G01 ATTGAR</td>
<td>0</td>
<td>1</td>
<td>1.00%</td>
<td>1499</td>
<td>1499</td>
</tr>
</tbody>
</table>

**TOTAL BASE**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Garages</th>
<th>Row Type Adjustment</th>
<th>SUB-TOTAL 1 UNIT</th>
<th>SUB-TOTAL 0 UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL BASE</td>
<td>307790</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**OTHER FEATURES**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Garages</th>
<th>Row Type Adjustment</th>
<th>SUB-TOTAL 1 UNIT</th>
<th>SUB-TOTAL 0 UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other Features</td>
<td>7420</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**QUALITY CLASS/GRADE**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Garages</th>
<th>Row Type Adjustment</th>
<th>SUB-TOTAL 1 UNIT</th>
<th>SUB-TOTAL 0 UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quality Class/Grade</td>
<td>VGd-</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**GRADE ADJUSTED VALUE**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Garages</th>
<th>Row Type Adjustment</th>
<th>SUB-TOTAL 1 UNIT</th>
<th>SUB-TOTAL 0 UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>GRADE ADJUSTED VALUE</td>
<td>792100</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL IMPROVEMENT VALUE**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Garages</th>
<th>Row Type Adjustment</th>
<th>SUB-TOTAL 1 UNIT</th>
<th>SUB-TOTAL 0 UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL IMPROVEMENT VALUE</td>
<td>792100</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Style:** Colonial  
**Occupancy:** Single family  
**Story Height:** 2.5  
**Finished Area:** 3598  
**Attic:** None  
**Basement:** None  

**Property Class:** 101  
**Neighborhood:** 162100 AV  
**Supplemental Cards:** 792100  

**Data Collector/Date:** CA 09/25/2007  
**Appraiser/Date:** TOG 10/01/2015  
**Neighborhood:** Neigh 162100 AV

**(LCM: 100.00)**
PARCEL NUMBER 10-1525/S

Parent Parcel Number

Property Address LAKE AVENUE 0190

Neighborhood 162100 MID COUNTRY WEST – DIST 10 [3]

Property Class 101 Single Family

TAXING DISTRICT INFORMATION

Jurisdiction 57 Greenwich, CT

Area 001

Corporation 057

District 10

Section & Plat 167

Routing Number 448450020

Supplemental Cards

BP17: 17-2418 Addition No Start
BP18: 17-2418 Addition 70% complete
CO18: 17-2418 Addition CO issued 3/26/19
Amend #1 Garage Doors, Eliminate Elevator 100% complete CO 143919R
LAND: A-TRAFFIC

Supplemental Cards

TOTAL LAND VALUE 1080000
**PHYSICAL CHARACTERISTICS**

**Style:** Colonial  
**Occupancy:** Single family  
**Story Height:** 2.0  
**Finished Area:** 5450  
**Attic:** Unfinished  
**Basement:** 1/2

**ROOFING**

- Material: Asphalt shingles  
- Type: Gable  
- Framing: Std for Class  
- Pitch: Not available

**FLOORING**

- Slab B  
- Sub and joists 1.0, 2.0, A  
- Base Allowance B, 1.0, 2.0, A

**EXTERIOR COVER**

- Normal for Class B, 1.0, 2.0, A

**ACCOMMODATIONS**

- Finished Rooms: 17  
- Bedrooms: 7  
- Formal Dining Rooms: 1  
- Fireplaces: 7

**HEATING AND AIR CONDITIONING**

- Primary Heat: Hot water - gas  
- Lower Full Part /Bsmt: 1 Upper Upper  
- Air Cond: 0 3717 1333 400

**PLUMBING**

- 4 Fixt. Baths: 2 8  
- 3 Fixt. Baths: 3 9  
- 2 Fixt. Baths: 2 4  
- Kit Sink: 1 1  
- Extra Fixt: 1  
- TOTAL: 23

**REMODELING AND MODERNIZATION**

- Amount Date: 1 01/01/1983  
- Kitchen: 1 01/01/1983

---

**SPECIAL FEATURES**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>D :BASIC</td>
<td>7420</td>
</tr>
<tr>
<td>MAS</td>
<td>3930</td>
</tr>
<tr>
<td>MAS</td>
<td>3930</td>
</tr>
<tr>
<td>MAS</td>
<td>3930</td>
</tr>
<tr>
<td>MAS-STK</td>
<td>7860</td>
</tr>
<tr>
<td>MAS-STK</td>
<td>7860</td>
</tr>
<tr>
<td>RM-DRESS</td>
<td>0</td>
</tr>
<tr>
<td>RM-LIB</td>
<td>0</td>
</tr>
<tr>
<td>WETBAR</td>
<td>1170</td>
</tr>
</tbody>
</table>

---

**SUMMARY OF IMPROVEMENTS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Stry</th>
<th>Const</th>
<th>Year Eff</th>
<th>Use</th>
<th>Hgt</th>
<th>Type Grade</th>
<th>Const Year Cond</th>
<th>Rate</th>
<th>Area</th>
<th>Value</th>
<th>Depr</th>
<th>Depr</th>
<th>Adj</th>
<th>Comp</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>D :DWELL</td>
<td>0.00</td>
<td>8386</td>
<td>2221880</td>
<td>100</td>
<td>100</td>
<td>8386</td>
<td>2221880</td>
<td>0 15 100 100</td>
<td>1888600</td>
<td>0 0 0 100 0</td>
<td>1888600</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>G01 ATTGAR</td>
<td>0.00</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

---

**IMPROVEMENT DATA**

**Finished**

- Construction Base Area Floor Area Sq Ft Value
- Wood Frame 3717 1.0 3717 429000
- Wood Frame 1333 2.0 1333 114560
- Wood Frame 1056 Attic 400 12030
- Concrete block 2280 Bsmt 0 92190
- Concrete block 1383 Crawl --- 260

**TOTAL IMPROVEMENT VALUE**

- 826850

---

**ROW:**

- Style: Colonial  
- Occupancy: Single family  
- Story Height: 2.0  
- Finished Area: 5450  
- Attic: Unfinished  
- Basement: 1/2

---

**APPRAISER:**

- Appraiser/Date: TOG 10/01/2015

---

**DATA COLLECTOR:**

- Data Collector/Date: AK 05/16/2019

---

**PROPERTY LOCATION:**

- Property Class: 101

---

**LOCATION:**

- LAKE AVENUE 0190

---

**ADJUSTMENTS:**

- Row Type Adjustment 1.00%
- SUB-TOTAL 826850
- Interior Finish 0
- Ext Lvg Units 0
- Basement Finish 0
- Fireplace(s) 43230
- Heating 10470
- Air Condition 14670
- Frame/Siding/Roof 0
- Plumbing Fixt: 23 69190
- Other Features 8590

---

**гARAGES:**

- Garages 0
- Integral 0
- Att Garage 24340
- Att Carports 0
- Bsmt Garage 0

---

**EXT FEATURES:**

- 37560

---

**QUALITY CLASS/GRADE:**

- Quality Class/G: Exec

---

**ADJUSTED VALUE:**

- (LCM: 100.00) 2221880

---

**OTHER:**

- 1888600
**ADMINISTRATIVE INFORMATION**

PARCEL NUMBER: 10-2336/S
Parent Parcel Number:

Property Address:
LAKE AVENUE 0240

Neighborhood:
162100  MID COUNTRY WEST - DIST 10 [3]

Property Class:
101  Single Family

TAXING DISTRICT INFORMATION
Jurisdiction 57  Greenwich, CT
Area 001
Corporation 057
District 10
Section & Plat 165
Routing Number 4484S0022

**OWNERSHIP**

 parcel number: 10-2336/S
Owner:
KU YISHAN HOMAS  & LIU FANG JANE

LOT NO 15A LAKE AVE S-22

**TRANSFER OF OWNERSHIP**

Date
03/17/2006  KU YISHAN THOMAS  $0
11/18/2004  KU YISHAN THOMAS  $2995000
11/18/2004  GUERIN PIERRE PATRICE & SUZANNE EMOR  $2995000
07/27/2001  HOBBY FREDERICK L III  $2375000
08/24/1998  PICCHIONE NICHOLAS A & HE  $495000

**VALUATION RECORD**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>10/01/2015</td>
<td>891000</td>
<td>891000</td>
<td>891000</td>
<td>891000</td>
<td>891000</td>
<td>891000</td>
<td>891000</td>
</tr>
<tr>
<td>10/01/2016</td>
<td>1461600</td>
<td>1461600</td>
<td>1461600</td>
<td>1461600</td>
<td>1461600</td>
<td>1461600</td>
<td>1461600</td>
</tr>
<tr>
<td>10/01/2017</td>
<td>2352600</td>
<td>2352600</td>
<td>2352600</td>
<td>2352600</td>
<td>2352600</td>
<td>2352600</td>
<td>2352600</td>
</tr>
<tr>
<td>10/01/2018</td>
<td>3243700</td>
<td>3243700</td>
<td>3243700</td>
<td>3243700</td>
<td>3243700</td>
<td>3243700</td>
<td>3243700</td>
</tr>
<tr>
<td>10/01/2019</td>
<td>4134820</td>
<td>4134820</td>
<td>4134820</td>
<td>4134820</td>
<td>4134820</td>
<td>4134820</td>
<td>4134820</td>
</tr>
<tr>
<td>10/01/2020</td>
<td>5025940</td>
<td>5025940</td>
<td>5025940</td>
<td>5025940</td>
<td>5025940</td>
<td>5025940</td>
<td>5025940</td>
</tr>
</tbody>
</table>

**LAND DATA AND CALCULATIONS**

<table>
<thead>
<tr>
<th>Rating</th>
<th>Measured</th>
<th>Prod. Factor</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market</td>
<td>Soil ID -or- Acreage</td>
<td>Table</td>
<td>Depth Factor -or- Square Feet</td>
<td>0.3000</td>
<td>1.00</td>
<td>330000.00</td>
<td>990000 A -10%</td>
</tr>
</tbody>
</table>

Supplemental Cards

**TOTAL LAND VALUE**

891000
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
Style: Colonial
Occupancy: Single family
Story Height: 2.0
Finished Area: 4115
Attic: None
Basement: Full

ROOFING
Material: Asphalt shingles
Framing: Std for Class
Pitch: Not available

FLOORING
Slab B, 1.0
Sub and joists 2.0
Base Allowance B, 1.0, 2.0

EXTERIOR COVER
Wood Siding 1.0, 2.0

INTERIOR FINISH
Normal for Class B, 1.0

ACCOMMODATIONS
Finished Rooms 8
Bedrooms 4
Formal Dining Rooms 1
Rec Type: 2
Room Area: 1400
Fireplaces: 3

HEATING AND AIR CONDITIONING
Primary Heat: Forced hot air-gas
Lower Full Part
Air Cond 0 1867 2248

PLUMBING
# 3 Fixt. Baths 4 12
2 Fixt. Baths 1 2
Kit Sink 1 1
TOTAL 16

REMODELING AND MODERNIZATION
Amount Date

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description ID Use Stry Const Const Year Eff Year Base Adj Size Computed PhysObs Market Depr Depr Adj Comp Value
D :BASIC 7420 D DWELL 0.00 Exe 2000 2000 GD 0.00 Y 0.00 5982 1498030 0 0 100 100 1498000
MAS 3930
G01 ATTGAR 0.00 1 GD 40.66 N 40.66 1x19 24270 0 0 0 100 0
MAS-STK 7860
MAS-STK 7860

(1CM: 100.00)
ADMINISTRATIVE INFORMATION

PARCEL NUMBER
10-2337/S

Parent Parcel Number

Property Address
LAKE AVENUE 0248

Neighborhood
162100  MID COUNTRY WEST - DIST 10 [3]

Property Class
101  Single Family

TAXING DISTRICT INFORMATION
Jurisdiction 57  Greenwich, CT
Area 001
Corporation 057
District 10
Section & Plat 165
Routing Number 4484S0023

Site Description
Topography:
Public Utilities: Water, Sewer, Electric
Street or Road:

Zoning:
RA-2 Single Family 2

Legal Acres: 0.7500

OWNERSHIP
ANSTEY PHILIP W
248 LAKE AVENUE
GREENWICH, CT 06830
LOT NO 15A-4 LAKE AVE S-23

TRANSFER OF OWNERSHIP

Date
06/23/2014  SHIPPEE ROBERT W  BK/Pg: 6754, 267  $1950000
05/31/2013  SHIPPEE ROBERT W & STARR B W/S  BK/Pg: 6577, 191  $0
04/12/1984  NA  BK/Pg: 1380, 148  $0

RESIDENTIAL

LAND DATA AND CALCULATIONS

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Land</td>
<td>0.7500</td>
<td>1.00</td>
<td>150000.00</td>
<td>150000.00</td>
<td>1125000 A -10%</td>
<td>1012500</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1 Residential Land

Rate
0.7500

15GL: REMOD 2012 MLS
LAND: A- TRAFFIC INFLUENCE

Supplemental Cards
TRUE TAX VALUE
1012500

TABLE

<table>
<thead>
<tr>
<th>Permit Number Type</th>
<th>FilingDate</th>
<th>Est. Cost Field Visit Est. SqFt</th>
<th>Supplemental Cards</th>
<th>TOTAL LAND VALUE</th>
</tr>
</thead>
</table>

Printed 01/11/2021 Card No. 1 of 1
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
Style: Colonial
Occupancy: Single family
Story Height: 2.0
Finished Area: 3504
Attic: None
Basement: 1/4

ROOFING
Material: Wood shingles
Type: Gable
Framing: Std for Class
Pitch: Not available

FLOORING
Slab B
Sub and joists 1.0, 2.0
Base Allowance B, 1.0, 2.0

EXTERIOR COVER
Wood Siding 1.0, 2.0

INTERIOR FINISH
Normal for Class B, 1.0

ACCOMMODATIONS
Finished Rooms 9
Bedrooms 4
Formal Dining Rooms 1
Fireplaces: 2

HEATING AND AIR CONDITIONING
Primary Heat: Forced hot air-gas
Lower Full Part
Air Cond 0 1758 1746 0

PLUMBING
5 Fixt. Baths 1 5
3 Fixt. Baths 1 3
2 Fixt. Baths 2 4
Kit Sink 1 1
TOTAL 13

REMODELING AND MODERNIZATION
Amount Date
Bath Facilities 2 10/01/2011

SPECIAL FEATURES
Description Value
FS P 287
1 s Fr C 1042
2 s Fr C 88
Balc Fr C 160
1 s Fr B 324
2 s Fr B 88
2 c Fr G 380
OPF 70
1 s Fr C 88

SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>D :BASIC</td>
<td>7420</td>
</tr>
<tr>
<td>MAS-STK</td>
<td>7860</td>
</tr>
<tr>
<td>MAS-STK</td>
<td>7860</td>
</tr>
<tr>
<td>RM-OFFIC</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ID</th>
<th>Str Const</th>
<th>Use</th>
<th>Hgt</th>
<th>Type Grade</th>
<th>Year Eff</th>
<th>Const Year Cond</th>
<th>Base Features</th>
<th>Adj Size or Computed</th>
<th>PhysObsolMarket %</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D WDELL</td>
<td>0.00</td>
<td>VGD</td>
<td>1849</td>
<td>2012</td>
<td>EX</td>
<td>0.00</td>
<td>3828</td>
<td>961970</td>
</tr>
<tr>
<td>G01 ATTGAR</td>
<td>0.00</td>
<td>1</td>
<td>EX</td>
<td>59.28</td>
<td>N</td>
<td>59.28 8x20</td>
<td>9480</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>G02 ATTGAR</td>
<td>0.00</td>
<td>1</td>
<td>EX</td>
<td>47.98</td>
<td>N</td>
<td>47.99 19x20</td>
<td>18240</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

TOTAL IMPROVEMENT VALUE 962000

Data Collector/Date Appraiser/Date Neighborhood Supplemental Cards
VM 05/31/2012 TOG 10/01/2015 Neigh 162100 AV
Petition of Support for Rezoning 200, 190, 240 and 248 Lake Avenue from RA-2 to R-12 Zoning

November 1st, 2021

Dear Neighbor,

This letter constitutes a petition in support of proposed zoning changes for the four properties located at 200 Lake Avenue, 190 Lake Avenue, 240 Lake Avenue, and 248 Lake Avenue. I am seeking to rezone the aforementioned properties from RA-2 zoning to R-12 zoning. Such a rezoning would reduce non-conformities to the existing Town of Greenwich zoning maps while improving the ability of these property owners to maintain and modernize their homes.

The first map below highlights the four properties currently in RA-2 proposed for rezoning.

The second map below highlights the four properties rezoned with abutting R-12 neighbors.
Petition of Support for Rezoning 200, 190, 240 and 248 Lake Avenue from RA-2 to R-12 Zoning

November 1st, 2021

This letter constitutes a petition in support of proposed zoning changes for the four properties located at 200 Lake Avenue, 190 Lake Avenue, 240 Lake Avenue, and 248 Lake Avenue. I am seeking to rezone the aforementioned properties from RA-2 zoning to R-12 zoning. Such a rezoning would reduce non-conformities to the existing Town of Greenwich zoning maps while improving the ability of these property owners to maintain and modernize their homes.

Please include your email, phone, and whether you favor the proposed rezoning, as well as your signature.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Email</th>
<th>Phone</th>
<th>Yes</th>
<th>No</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Michael &amp; Katie Newman</td>
<td>200 Lake Avenue</td>
<td><a href="mailto:newmanmw@gmail.com">newmanmw@gmail.com</a></td>
<td>917-853-3959</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Philip &amp; Aleska Anstey</td>
<td>248 Lake Avenue</td>
<td><a href="mailto:philip.anstey@gmail.com">philip.anstey@gmail.com</a></td>
<td>203-817-2861</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Aaronson Family</td>
<td>190 Lake Avenue</td>
<td></td>
<td>203-253-3224</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jane Liu &amp; Thomas Ku</td>
<td>240 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Andrew &amp; Vicki Morton</td>
<td>271 Lake Avenue</td>
<td><a href="mailto:v5morton@optonline.net">v5morton@optonline.net</a></td>
<td>917-647-8474</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kirk &amp; Sally Bedell</td>
<td>261 Lake Avenue</td>
<td><a href="mailto:sallylynchbedell@gmail.com">sallylynchbedell@gmail.com</a></td>
<td>203-253-7122</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Scott &amp; Emily Sternberg</td>
<td>25 Evergreen Road</td>
<td>scottfarrillpartners.net</td>
<td>415-934-6047</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stephen Sullivan</td>
<td>241 Lake Avenue</td>
<td><a href="mailto:suclavan.55@comcast.net">suclavan.55@comcast.net</a></td>
<td>609-841-4521</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lynn Flynn</td>
<td>237 Lake Avenue</td>
<td><a href="mailto:lynnmarshallfynn@yahoo.com">lynnmarshallfynn@yahoo.com</a></td>
<td>917-586-4963</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jim &amp; Betsy Gallagher</td>
<td>195 Lake Avenue</td>
<td><a href="mailto:betsygallagherdesign@gmail.com">betsygallagherdesign@gmail.com</a></td>
<td>203-892-0334</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salvatore &amp; Phyllis Bellofatto</td>
<td>193 Lake Avenue</td>
<td><a href="mailto:19405SBELLOFATTO@GMAIL.COM">19405SBELLOFATTO@GMAIL.COM</a></td>
<td>203-661-5674</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Steve &amp; Alexandra Kavulich</td>
<td>191 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elaine Ibanez</td>
<td>183 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Peter &amp; Ann O’Conner</td>
<td>179 Lake Avenue</td>
<td><a href="mailto:och789@optonline.net">och789@optonline.net</a></td>
<td>203-561-6994</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Philip &amp; Kristina Larson</td>
<td>186 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carmel Academy</td>
<td>270 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Field Club of Greenwich</td>
<td>276 Lake Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Dear Chair Alban,

I am writing in support of the rezoning proposed by my neighbors in Application PLPZ 2021 00544. My family lives at 261 Lake Avenue, at the intersection of Lake Avenue and Evergreen Road. Our home is directly across the street from 240 and 248 Lake Avenue, two of the four properties proposed in the rezoning.

Back in October, Michael Newman reached out to me to discuss his application, shared his narrative, and specifically spoke to the risks my family could face as the proposed rezoning reduced the setbacks and increased the FAR of our abutting neighbors. Our home is currently zoned R-12 and we see the proposed rezoning to join us in R-12 as quite sensible given how undersized the four properties are for their current RA-2 zoning that is meant for 2-4 acre properties. As Michael once expressed it, this application seems like a reasonable ‘correction of a historical oversight.’

I do not believe the proposed zone change will harm us or any of our neighbors. I also don’t see the zone change – to be zoned in with the homes directly across from them - as changing the character of our neighborhood. I strongly support the Commission approving Application PLPZ 2021 00544.

Sincerely,

Sally Bedell
December 15, 2021

Re: Letter in Support of PLPZ 2021 00544

To: Town of Greenwich Planning & Zoning Commission

I am writing in support of application PLPZ 2021 00544. My family lives at and owns 190 Lake Avenue, one of the four properties proposed for rezoning in the application, and has signed the application requesting the rezoning.

Our home shares the ‘party wall’ with Michael Newman and his family at 200 Lake Avenue. While our shared wall is a unique oddity, it is no more unusual than the RA-2 designation of the four properties under consideration in the rezoning application. As Michael’s ‘non-conformities matrix’ makes abundantly clear, these four homes do not fit in the RA-2 zone. As the application further states, they ought to be rezoned in accordance with the P&Z’s commitment to reduce non-conformities within the Town’s Plan of Development. As a neighbor who regularly takes walks along our section of Lake Avenue and socializes with the other residents there, I personally find the proposed R-12 zone to be entirely reasonable with the character of the neighborhood. A quick stroll down Evergreen Road further supports this view.

Throughout this rezoning application process, I have watched and heard about the research, the town hall visits, and the neighbor meetings in almost real time. Michael Newman has made every effort to share this research, gather feedback and seek support – not just with the homes proposed for rezoning – but with all the abutting neighbors as well. We’ve all learned a lot about the history of our neighborhood and as the twelve signatures of directly abutting residential neighbors on the petition he submitted attest, there is a great deal of neighborhood support for the rezoning.

I strongly urge you to approve the proposed rezoning.

Thank you for your consideration.

Robert Aaronson

[Signature]