ITEM NO. 2
The proposed addition would be as close as 9.3 feet from the side lot line whereas 9.7 feet are required. The combined side yard setback would be 14.6 feet whereas 15 feet would be required.

Permission was denied and the applicant is seeking a variance of side and combined side yard setback as provided by sections 6-203 and 6-205.
Application to appeal to the Planning and Zoning Board of Appeals

Project Address: 4 Hines Lane, Riverside

Property Owner: David and Dori Jones

Email: davidanddori@gmail.com

Phone: 203-561-0296

Address: 4 Hines Lane, Riverside

Other Phone: 201-747-1456

Applicant: David and Dori Jones

Email: davidanddori@gmail.com

Phone: 203-561-0296

Address: 4 Hines Lane, Riverside

Other Phone: 201-747-1456

Agent name: David and Dori Jones

Email: davidanddori@gmail.com

Phone: 203-561-0296

Address: 4 Hines Lane, Riverside

Other Phone: 201-747-1456

1. I (we) hereby appeal to the Planning and Zoning Board of Appeals from the decision of the Zoning Officer whereby the Zoning Officer:

☐ granted or ☐ denied an application to: ☐ Use ☐ Erect ☐ Alter ☐ Add to ☐ Occupy

☐ Land only ☐ Structure or building, Year erected: ____________ For use as:

☐ Family Residence ☐ Accessory building ☐ Business ☐ Industry ☐ Other

2. Title of Subdivision Map: ____________________________ Lot No. ____________________________

Section of Town: ____________________________ Building: Zone: ____________________________ Lot Size: ____________________________

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

Application No(s). ____________________________ Date(s) ____________________________

4. THIS APPEAL RELATES TO: ☐ Use ☐ Yard dimension ☐ Height ☐ No. of family units ☐ Street frontage ☐ Areas ☐ Other

BRIEFLY DESCRIBE APPEAL:

The owners would like to create an addition comprising two key elements that require a variance. First, the main floor would be squared off changing the footprint from an 'L' to a rectangle. Second, an additional floor added above. Due to the unique tapered lot shape the back corner of the proposed added foundation and building will require an approximate 4 inch variance. Additional project elements, which are not associated with the variance, include a covered porch along the front of the house, hardscaping adjustments along the driveway, and the installation of a shed in the upper yard with terracing and access steps.

5. VARIANCE of the following section(s) of the Building Zone Regulations is (are) requested: 6-205

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

Due to the tapered lot lines, the buildings footprint cannot be expanded to produce a standard rectangular foundation.

b. The HARDSHIP CREATED IS UNIQUE and not shared by all properties alike in the neighborhood because:

The lot lines where the house exist are reduced, as compared with the front of the property, since the lot is at the end of a cul-de-sac. Additionally, the lines taper as compared with most neighbors where the lot lines are parallel or the taper is less pronounced.

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

The variance would allow us to expand through the installation of a limited addition rather than demolition and reconstruction.

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 premise by the Building Official is APPEALED because:
Application to appeal to the Planning and Zoning Board of Appeals (cont.)

8. **ALL OWNERS** whose property bounds upon any portion of subject property including that property directly across the street and bounding it:

<table>
<thead>
<tr>
<th>Name</th>
<th>Mailing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Andrew G. Deline</td>
<td>7 Hines Lane, Riverside, CT 06878-1315</td>
</tr>
<tr>
<td>Mary Herety</td>
<td>14A West End Ave, Old Greenwich, CT 06870</td>
</tr>
<tr>
<td>David Pong</td>
<td>4 Fitch Lane, Riverside, CT 06878</td>
</tr>
<tr>
<td>Patrick DeTochehy</td>
<td>11 Cary Road, Riverside, CT 06878</td>
</tr>
<tr>
<td>Colleen Frayne</td>
<td>25 Westview Place, Riverside, CT 06878</td>
</tr>
<tr>
<td>Alex D. Ferrigan Lash</td>
<td>23 Westview Place, Riverside, CT 06878</td>
</tr>
</tbody>
</table>

**Instructions and Procedures for Application for Appeal to the Planning and Zoning Board of Appeals**

**Regular meetings** of the Board are bi-monthly on Wednesdays at 8:00 pm at Town Hall or some 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 property owner. If there is also an applicant, the applicant must also sign the application. If there is an agent representing the owner and/or the applicant, the agent must also sign the application. All pertinent questions on the application must be answered and all information required on the form shall be concisely stated. Additional statements may be added if required, in the blank space or on separate sheets. Do not use supplemental sheets unless the application form is filled.

**Supporting documents** — Applications must be accompanied with three copies of a class A-2 survey by a CT Licensed Land Surveyor, three sets of building plans for a new or existing building, addition, or alteration to a building, a copy of the G.I.S. (Geographical Information System) aerial map, a copy of the current Assessor's field card, and the appropriate filing fee (checks or credit card). Please make checks payable to the Town of Greenwich. 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 floor plans demonstrating the calculated areas.

**Notice** — The appellant or his agent must submit an affidavit certifying that all abutting property owners have been notified by mail, as evidenced by the Certificate of Mailing, stamped and certified by the US Post Office, about said application, concurrent with filing the application to the Planning and Zoning Board of Appeals. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. If topographical conditions are claimed as hardship, the applicant must be prepared with photographs or a 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 Plans approved by the Board 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.

**Survey Maps** accompanying applications pertaining to gasoline filling stations, garages, auto showrooms, and parking lots, in addition to giving the location of buildings 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, exits and entrances.

The filing fees for all Planning and Zoning Board of Appeals applications shall be: $210 for single and 2 family residential appeals, $260 for appeals of the decisions or orders of the Zoning Enforcement Officer, $360 for appeals for division of non-conforming lots and $560 for all other appeals including review of subdivisions. This includes the $60.00 State of Connecticut mandatory land use application fee effective 10/1/09.

The Board in its discretion may dismiss an appeal (without prejudice) for failure to comply with any of the foregoing rules.

Appellant or his agent must be present at the meeting. Failure to appear may result in the application being dismissed.

Owner's Signature

Applicant's Signature

Agent's Signature

Application fee paid: ________ Receipt no.: ________ CT Land Use fee paid: ________ Receipt no.: ________
Application to appeal to the Planning and Zoning Board of Appeals (cont.)

B. ALL OWNERS whose property bounds upon any portion of subject property including that property directly across the street and bounding it:

Name: Michael McGee
Mailing Address: 15 Cary Road, Riverside, CT 06878

Name: John E. Trevor
Mailing Address: 342 2nd Street, Saddle Brook, NJ 07663-0000

Name: 
Mailing Address: 

Name: 
Mailing Address: 

Name: 
Mailing Address: 

Name: 
Mailing Address: 

Instructions and Procedures for Application for Appeal to the Planning and Zoning Board of Appeals

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The Board in its discretion may dismiss an appeal (without prejudice) for failure to comply with any of the foregoing rules.

Appellant or his agent must be present at the meeting. Failure to appear may result in the application being dismissed.

Owner's Signature

Applicant's Signature

Agent's Signature

Application fee paid: __________ Receipt no.: __________

CT Land Use fee paid: __________ Receipt no.: __________
February 4, 2022

Town of Greenwich
Town Hall 101 Field Point Road
Greenwich, CT 06830

Attn: Ms. Kimberly Guaragna
Email: Kimberley.Guaragna@greenwichct.org
Planning and Zoning Board of Appeals

Re: Variance Request Application
David and Dori Jones
4 Hines Lane
Riverside, CT 06878

Ms. Guaragna.

As required, please find the following application to appeal to the Planning and Zoning Board of Appeals. The package includes the following exhibits:

   A- Application Form
   B- Abutting owner's names
   C- Certified mail receipts
   D- Copy of abutter's notice
   E- Affidavit of notification
   F- Survey
   G- Building Plans
   H- GIS Maps
   I- Assessor field card

If you require any additional information, please do not hesitate to reach out by phone or email at 203-561-0296 or djnzee@gmail.com.

Very truly yours,

David A Jones
EXHIBIT A - APPLICATION TO APPEAL TO THE PLANNING AND ZONING BOARD OF APPEALS
EXHIBIT B - ABUTTING OWNER'S NAMES
EXHIBIT C - CERTIFIED MAIL RECEIPT
EXHIBIT D - COPY OF ABUTTER'S NOTICE
February 3, 2022

To Whom it May Concern,

Notice is hereby given that Dori and David Jones have filed an appeal with the Greenwich Planning and Zoning Board of Appeals for a variance of Section 6-205(a) of the Greenwich Building Zone Regulations for 4 Hines Lane. This appeal is being made in order to allow the construction of an addition to the existing home which will result in a 0.4 foot (4.8 inch) encroachment of the side yard setback at the northeast corner of the proposed foundation.

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 Times 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. Bring this notice to Town Hall when you review the filed documents.

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

Best Regards,

Dori R Jones

David A Jones
EXHIBIT E - AFFIDAVIT OF NOTIFICATION
TOWN OF GREENWICH

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

STATE OF CONNECTICUT

: Greenwich

COUNTY OF FAIRFIELD

I, DAVID A. JONES, being first duly sworn, do hereby certify that on
(2/13/2022), I caused to be mailed, postage prepaid, to those persons whose names
(date) 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 12/31/2021 as shown on the Town Tax
(date) Assessor’s Office records of property abutting and across the street from the property belonging
to ______________________ at
(name of property owners)
SEE ATTACHED
(address)

VARIANCE OF SECTION (705A) has been filed with the Greenwich Planning and
(type or application) Zoning Board of Appeals, Town Hall, 101 Field Point Road, Greenwich, CT 06836.

Subscribed and sworn to
before me on this 3rd day
of February 20, 2022

( signature )

Notary Public

Rev. 3/22/05
CRAIG JONES
NOTARY PUBLIC
State of Connecticut
My Commission Expires October 31, 2026

Page 1 of 2
EXHIBIT A

Obtain complete name and mailing address of record owners of property that abut the applicant's property, and all lots or portions of lots that are across the street.

This information is available in the Tax Assessors's Office, 1st floor, Greenwich Town Hall, on their street card file.

EXHIBIT B

Notice is hereby given that (name of property owner - NOT THE OWNER'S AGENT) has/have filed an application with the Greenwich Planning and Zoning Board of Appeals for (type of application, i.e. variance, special exception, etc.) approval for (address of subject property). This appeal is being made in order to (describe the nature of the proposed change to the subject property).

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. Bring this notice to Town Hall when you review the field documents.

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

BD.1

Rev. 3/22/05
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<th>Name 1</th>
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<th>City, State, Zip</th>
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<td>BORTOT MARIA C</td>
<td>27 WEST VIEW PL</td>
<td>RIVERSIDE, CT 06878</td>
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<td>BURN JAMES MICHAEL</td>
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<td>12-1783/S</td>
<td>DEL CARMINE ANDREW G &amp;</td>
<td>7 HINES LA</td>
<td>RIVERSIDE, CT 06878-1315</td>
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<td></td>
<td>HINES AL</td>
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<td>12-1468/S</td>
<td>HEGARTY MARY</td>
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<td>21 BLACKWOOD LANE</td>
<td>STAMFORD, CT 06903</td>
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<td>12-1495/S</td>
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<td>19 CARY RD</td>
<td>RIVERSIDE, CT 06878</td>
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<td>12-3241/S</td>
<td>FONG DAVID</td>
<td>4 FITCH LANE</td>
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<td>JONES DORI R &amp; DAVID A W</td>
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<tr>
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<td>FARGION</td>
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<td>TREVOR JOHN L</td>
<td>342 2ND STREET</td>
<td>SADDLE BROOK, NJ 07663-0000</td>
</tr>
<tr>
<td></td>
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</table>
EXHIBIT F - SURVEY
EXHIBIT G - BUILDING PLANS
Jones Residence
4 Hines Lane
Riverside, CT

REMOVE EXIST. ROOF STRUCTURE

1st FL. ELEV. 38'-3"
PORCH ELEV. 36'-1"

EXIST. DRIVEWAY RETAINING WALL

PROPOSED NEW STEPS
EXIST. PATIO ELEV. 32'-7"

EXIST. PATIO

1st FL. ELEV. 38'-7"
PATIO ELEV. 37'-7"

DATE: 01-21-22

SCALE: 1/4" = 1'-0"

PROJ. NO. 2102

A-6
Jones Residence
4 Hines Lane
Riverside, CT

SCALE: 1/4" = 1'-0"
PROJ. NO. 2102
DATE: 01-21-22

NORTH ELEVATION

A-7
EXHIBIT H - GIS MAPS
EXHIBIT I - ASSESSOR FIELD CARD
**RESIDENTIAL**

**VALUATION RECORD**

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**LAND DATA AND CALCULATIONS**

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<th>Effective Depth</th>
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<th>Adjusted Rate</th>
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12-1784/S  JONES DORI R & DAVID A W/S  HINES LANE 0004

**ADMINISTRATIVE INFORMATION**

<table>
<thead>
<tr>
<th>Parent Parcel Number</th>
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<tr>
<td>Property Address</td>
<td>HINES LANE 0004</td>
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<tr>
<td>Neighborhood</td>
<td>NORTH RIVERSIDE/OLD GMCH (1)</td>
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<td>Property Class</td>
<td>101 Single Family</td>
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**TAXING DISTRICT INFORMATION**

| Jurisdiction | 57 Greenwich, CT |
| Area | 001 |
| Corporation | 057 |
| District | 12 |
| Section & Plat | 312 |
| Routing Number | 3866N0002 |

**Site Description**

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

**Street or Road:**

**Neighborhood:**
R-7 Single Family 7.50' Ac

**Legal Acres:**
0.1970

**Supplemental Cards**

| TRUE TAX VALUE | 568500 |

**Permit Number**

<table>
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<tr>
<th>Permit Number Type</th>
<th>Filing Date</th>
<th>Est. Cost</th>
<th>Field Visit Est. SqFt</th>
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15GL: REMOVED 2012 MLS
EP16: 14-1898 Add Bath to bath 100% complete
amend #1 replace old front OP with new front OP 100% Complete
CMGP: 3352