ITEM NO. 3
The proposed dwelling would be located 23 feet from the street side lot line whereas 32.5 feet are required.

Permission was denied and the applicant is seeking a variance of street side yard setback as provided by sections 6-132(b), 6-203 and 6-205.
Application to appeal to the Planning and Zoning Board of Appeals

Project Address: 2 Lighthouse Lane, Old Greenwich, CT 06870

Property Owner: 2 Lighthouse Lane LLC

Address: 2 Lighthouse Lane, Old Greenwich, CT 06870

Applicant: 2 Lighthouse Lane LLC

Address: 2 Lighthouse Lane, Old Greenwich, CT 06870

Agent name: Heagney, Lennon & Slane, LLP

Address: 31 East Elm Street, Greenwich, CT 06830

Email: ThHeagney@hisctlaw.com

Cell Phone: Other Phone: (203) 661-8400

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: Old Greenwich Building, Zone: R-12 Lot Size: 0.597 ac

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 Setback

BRIEFLY DESCRIBE APPEAL:

Applicant proposes to construct a new home 23' from the street side yard setback whereas 32.5' is required due to the right of way width of only 30'. But for the deficient ROW width the proposed house would be conforming. A street side yard variance of 9.5' is requested.

5. VARIANCE of the following section(s) of the Building Zone Regulations is (are) requested: 6-132(b), 6-203, 6-205

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

   The property was developed prior to zoning on a street with a deficient right of way width.

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

   The property is a corner lot on a dead end right of way that is only a driveway for one house and otherwise provides for beach access.

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

   The new home will be in keeping with other homes in the neighborhood and will replace a home which does not conform to current flood zone regulations.

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:
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:

Name *SEE ATTACHED Mailing Address
Name Mailing Address
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

Regular meetings of the Board are bi monthly on Wednesdays at 8:00 pm at 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 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 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, 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.: 
NOTES:
1. RESIDENCE IS IN AN "AE(13)" ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF GREENWICH, COMMUNITY NO. 090008, PANEL NO. 0518 G, EFFECTIVE JULY 8, 2013.
2. PROPERTY IS SERVICED BY TOWN SEWER AND PUBLIC WATER SUPPLY.
3. PROPERTY IS IN THE COASTAL AREA MANAGEMENT INCLUSION ZONE AS SHOWN ON TOWN MAP ENTITLED "PLANNING & ZONING COMMISSION - COASTAL Area" MAP DATE NOVEMBER 1, 1980.

ZONING LOCATION SURVEY
ON PROPERTY OF
ALEX AND ANNA BUZIK
2 LIGHTHOUSE LANE
OLD GREENWICH, CONN.
TAX ACCOUNT NO. 66-1983B
S.E. MINOR & CO., INC.
ESTABLISHED 1887
Engineering & Land Surveying
Environmental Services
33 West Elm Street
Greenwich, Connecticut 06830
203-869-0136
www.seminor.com

AREA: 0.597 ACRES
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF A VARIANCE APPLICATION TO
PLANNING AND ZONING BOARD OF APPEALS

STATE OF CONNECTICUT   )
COUNTY OF FAIRFIELD    )  ss:  Greenwich

I, THOMAS J. HEAGNEY, being first duly sworn, do hereby certify that on March 2, 2022, I caused to be mailed, postage prepaid, evidenced by certificate of mailing, to those persons whose names are set forth on Exhibit A attached hereto, a copy of the notice Exhibit B. Said persons are the record owners, as of March 2, 2022, as shown on the Town Tax Assessor’s Office records of property abutting and across the street from the property located at 2 Lighthouse Lane in Old Greenwich, Connecticut, for which an application requesting a variance has been filed with the Greenwich Planning and Zoning Board of Appeals.

THOMAS J. HEAGNEY

Subscribed and sworn to before me this 2nd day of March 2022

EMMA A. MUTINO

NOTARY PUBLIC

My Commission Expires Apr. 30, 2025
EXHIBIT A

Abutting property owners of 2 Lighthouse Lane:

Indian Drive LLC
19 Ledge Road
Old Greenwich, CT 06870
06-1496/S

SE & JE SMITH LLC
2005 Stanwich Drive
Berwyn, PA 19312
06-2254/S

Daniel S. & Lisa Charney
10 Lighthouse Lane
Old Greenwich, CT 06870
06-3438/S

Daniel M. Friedberg
6 Lighthouse Lane
Old Greenwich, CT 06870
06-3624/S

Steven Wolowitz
3 Lighthouse Lane
Old Greenwich, CT 06870
06-2945/S

Krysten C. Ericson
19 Ledge Road
Old Greenwich, CT 06870
06-1497/S

Rafael & Maria F. Silveira
7 Lighthouse Lane
Old Greenwich, CT 06870
06-3055/S

Robert A. Wulff, TR
11 Lighthouse Lane
Old Greenwich, CT 06870
06-3712/S
EXHIBIT B

March 2, 2022

To Whom It May Concern:

Notice is hereby given that 2 Lighthouse Lane LLC has filed an application with the Town of Greenwich Planning and Zoning Board of Appeals to request a variance of street side yard setback for the construction of a new dwelling at 2 Lighthouse Lane in Old Greenwich, Connecticut.

Further information regarding this application may be obtained at the Planning and Zoning Board of Appeals or this office.

Thomas J. Heagney

For information contact:
Planning and Zoning Board of Appeals
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7753
March 2, 2022

To Whom It May Concern:

Notice is hereby given that 2 Lighthouse Lane LLC has filed an application with the Town of Greenwich Planning and Zoning Board of Appeals to request a variance of street side yard setback for the construction of a new dwelling at 2 Lighthouse Lane in Old Greenwich, Connecticut.

Further information regarding this application may be obtained at the Planning and Zoning Board of Appeals or this office.

For information contact:
Planning and Zoning Board of Appeals
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7753

Thomas J. Heagney
<table>
<thead>
<tr>
<th>Line</th>
<th>Article Number</th>
<th>Addresses Name, Street, and PO Address</th>
<th>Postage</th>
<th>Fee</th>
<th>Handling Charge</th>
<th>Actual Value if Registered</th>
<th>Insured Value</th>
<th>Due Sender if COD</th>
<th>DC Fee</th>
<th>SC Fee</th>
<th>BH Fee</th>
<th>RD Fee</th>
<th>PR Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>Krysten C. Ericson</td>
<td>.53</td>
<td>.44</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></td>
<td>19 Ledge Rd, Old Greenwich, CT 06870</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>2</td>
<td>Rafael &amp; Maria F. Silveira</td>
<td>.53</td>
<td>.44</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></td>
<td>7 Lighthouse Ln, Old Greenwich, CT 06870</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>3</td>
<td>Robert A. Wulff, TR</td>
<td>.53</td>
<td>.44</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></td>
<td>11 Lighthouse Ln, Old Greenwich, CT 06870</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></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></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>9</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>
<td></td>
</tr>
<tr>
<td>10</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>
<td></td>
</tr>
<tr>
<td>11</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>
<td></td>
</tr>
<tr>
<td>12</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>
<td></td>
</tr>
<tr>
<td>13</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>
<td></td>
</tr>
<tr>
<td>14</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>
<td></td>
</tr>
<tr>
<td>15</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>
<td></td>
</tr>
</tbody>
</table>

Total Number of Pieces Listed by Sender: 3
Total Number of Pieces Received at Post Office: 3
Postmaster, Per (Name of receiving employee): Joan Macan

PS Form 3877, August 2000
Complete by Typewriter, Ink, or Ball Point Pen
06-1820/S

2 LIGHTHOUSE LANE LLC
PARCEL NUMBER
06-1820/S
Parent Parcel Number

Property Address
LIGHTHOUSE LANE 0002

Neighborhood
100060 DISTRICT 6 WATERFRONT [1]

Property Class
101 Single Family
TAXING DISTRICT INFORMATION
Jurisdiction 57 Greenwich, CT
Area 001
Corporation 057
District 06
Section & Plat 396
Routing Number 469780001

Site Description:

Public Utilities:
Water, Sewer, Electric
Street or Road:

Neighborhood:

Zoning:
R-12 Single Fam 12,000
Legal acres: 0.6000

RESIDENTIAL

LIGHTEST LANE 0002
Tax ID 448/005

TRANSFER OF OWNERSHIP

Date
07/28/2021 MAYER-WITTMAHN KARL TR &
Bk/Pg: 7940, 238 $97375000
11/20/2018 MAYER-WITTMAHN KARL M & GERDA EST
Bk/Pg: 7452, 12 $0
06/20/2016 MAYER-WITTMAHN KARL M & GERDA
Bk/Pg: 7083, 243 $0
12/1/1987 MAYER KARL M & GERDA
Bk/Pg: 1782, 334 $0
09/27/1983 ZIMMERMAN THEODOR & ELZINE W/S
Bk/Pg: 1340, 245 $0

101 Single Family

VALUATION RECORD

01/01/2015 01/01/2016 01/01/2017 01/01/2018 01/01/2019 01/01/2020

Reason for Change

VALUATION
Market L 5479800 5479800 5479800 5479800 5479800 5479800 5479800
B 375000 375000 380200 380200 380200 380200 380200
T 5854800 5854800 5860000 5860000 5860000 5860000 5860000

70% Assessed

70% Assessed L 3835860 3835860 3835860 3835860 3835860 3835860 3835860
B 2625000 2625000 266140 266140 266140 266140 266140
T 4098360 4098360 4102000 4102000 4102000 4102000 4102000

LAND DATA AND CALCULATIONS

Land Type Rating Measured Table Prod. Factor
Soil ID Acreage Effective Effective Depth
-or- or-
Actual Frontage Frontage

4 Waterfront Res. Land (A)
0.6000 1.00 2364000.00 2364000.00 4052600

1 Waterfront Res. Land (A) 1.00 2364000.00 2364000.00 4052600

Filing Date Est. Cost Field Visit Est. Sqft

supplemental cards

TRUE TAX VALUE 6647200

supplemental cards

TOTAL LAND VALUE 6647200

DP17, 14-2286 Dormer No start
DP18, 14-2286, Dormer No Start
DP19, 14-2286, Dormer No Start
DP20, 14-2286 Dormer no start
DP21, 14-2286 Dormer Void
UOM: 40% WTR: Water Frontage 173 FF
### PHYSICAL CHARACTERISTICS
- **Style:** Contemporary
- **Occupancy:** Single family
- **Story Height:** 1.75
- **Finished Area:** 2596
- **Attic:** None
- **Basement:** None

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

### FLOORING
- **Sub and joists:** 1.0, 1.75
- **Base Allowance:** 1.0, 1.75

### EXTERIOR COVER
- **Wood Siding:** 1.0, 1.75

### INTERIOR COVER
- **Normal for Class:** 1.0, 1.75

### ACCOMMODATIONS
- **Finished Rooms:** 6
- **Bedrooms:** 3
- **Formal Dining Rooms:** 1
- **Fireplaces:** 1

### HEATING AND AIR CONDITIONING
- **Primary Heat:** Hot water - gas
  - **Lower:** Pull Part
  - **/Basst:** 1 Upper

### PLUMBING
- **5 Fixt. Baths:** 15
- **3 Fixt. Baths:** 2
- **Kit Sink:** 1
- **TOTAL:** 12

### REMODELING AND MODERNIZATION
- **Amount Date**

### SPECIAL FEATURES

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>D : BASIC</td>
<td>6400</td>
</tr>
<tr>
<td>MAS-STK</td>
<td>7860</td>
</tr>
<tr>
<td>RSSELEV</td>
<td>39000</td>
</tr>
<tr>
<td>WHPOOL</td>
<td>7450</td>
</tr>
</tbody>
</table>

### SUMMARY OF IMPROVEMENTS

- **ID:** D, DWELL, G01, ATTUAR
- **Year Bldg:** 1960
- **Base Rate:** VG
- **Features:** Y
- **Size or Area:** 2781
- **Computed Value:** 653700
- **Depr:** 25
- **Value:** 441300

---

**Data Collector/Date:** DC 09/27/2020  
**Appraiser/Date:** TOG 10/01/2015  
**Neighborhood:**  
**Supplemental Cards:**  
**TOTAL IMPROVEMENT VALUE:** 441300
March 2, 2022

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

RE: 2 Lighthouse Lane, Old Greenwich, CT 06870

To Whom It May Concern:

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

2 Lighthouse Lane LLC

[Signature]