ITEM NO. 3
The applicant is proposing an addition onto the second floor of an existing 1 story sunroom. Because the grade plane differential exceeds 5 feet, the basement is considered a story which results in the new addition being considered a third story whereas only 2 and ½ are permitted.

Permission was denied, and the applicant is seeking a variance of permitted number of stories as provided by sections 6-203 and 6-205.
Application to appeal to the Planning and Zoning Board of Appeals

9 Mead Point Drive
02-1209

Property Owner: Susan E. Ness
Address: 9 Mead Point Drive, Greenwich, CT
Cell Phone: 203-536-2437
Other Phone: 203-869-6640

Applicant: ________________________________
Address: ________________________________
Cell Phone: ______________________________
Other Phone: _____________________________

Agent name: Susan Lockwood
Address: 34 E. Putnam Ave, Ste 99, Greenwich
Cell Phone: 203-912-9226
Other Phone: 203-422-2255

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: 1925 For use as:
     - Family Residence ☐ Accessory building ☐ Business ☐ Industry ☐ Other ☐

2. Title of Subdivision Map: Mead Point Drive E4
   - Lot No. 12
   - Section of Town: Greenwich Building, Zone: RA-1 Lot Size: 1.0001 Acre

3. PREVIOUS APPEALS have been made with respect to this property as follows:
   - Application No(s). NA Date(s) ______________________________

4. THIS APPEAL RELATES TO: Use ☐ Yard dimension ☒ Height ☐ No. of family units ☐ Street frontage ☐ Areas ☐ Other ☐
   - BRIEFLY DESCRIBE APPEAL:
     Project proposes a 259 sf bathroom/closet addition above an existing one-story sunroom with a height of 28'-7 1/2" above grade plane. The addition is within the existing footprint of the dwelling and the top of the proposed addition is 8'-6" below the existing primary roof ridge.

5. VARIANCE of the following section(s) of the Building Zone Regulations is (are) requested: 6-205, Building Height Limit/Stories
   - a. Strict application of the regulations would produce UNDUE HARDSHIP because: A bathroom/closet addition to the second floor, which contains the primary bedrooms, is prohibited due to the area of the existing second floor exceeding 40% of the floor below.
   - b. The HARDSHIP CREATED IS UNIQUE and not shared by all properties alike in the neighborhood because: Topography and deficient lot width specific to this parcel create the condition of the existing dwelling, built in 1925, having a non-conforming height which exceeds the 2 1/2 story limit.
   - c. The variance would not change the CHARACTER OF THE NEIGHBORHOOD because: The proposed addition would not increase the overall height and width of the dwelling.

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 premised 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>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Randolph Cook</td>
<td>5 Mead Point Drive, Greenwich, CT 06830</td>
<td>8 Mead Point Drive, Greenwich, CT 06830</td>
</tr>
<tr>
<td>Hans Henning Maier, Tr.</td>
<td>10 Mead Point Drive, Greenwich, CT 06830</td>
<td>502 Indian Field Road, Greenwich, CT 06830</td>
</tr>
<tr>
<td>Tolman &amp; Laura Geffs</td>
<td>504 Indian Field Road, Greenwich, CT 06830</td>
<td></td>
</tr>
<tr>
<td>Robert &amp; Linda Gordon</td>
<td></td>
<td></td>
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<tr>
<td>Lisa Ann More</td>
<td></td>
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</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 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.

<table>
<thead>
<tr>
<th>Owner's Signature</th>
<th>Applicant's Signature</th>
<th>Agent's Signature</th>
</tr>
</thead>
</table>

Application fee paid: __________ Receipt no.: __________ CT Land Use fee paid: __________ Receipt no.: __________
September 7, 2022

Re: Zoning Board of Appeals Application for 9 Mead Point Drive

Dear Adjacent Property Owner:

As an agent for Susan E. Ness, owner of property at 9 Mead Point Drive, I am writing this letter to notify you that we have filed an application with the Planning and Zoning Board of Appeals. The application seeks variance of Section 6-205 of the Town of Greenwich Zoning Regulations, which limits the height of buildings to 2 1/2 stories in the RA-1 Residential Zone. Specifically, the project proposes a 259 square foot second floor addition above the existing one-story sunroom, with an overall height of 28’-7 1/2”, which is 8’-6” lower than the existing primary roof ridge.

Attached please find an elevation of the dwelling with the proposed addition for your review.

This written notification to you and other adjoining property owners is an application procedure required by the Planning and Zoning Board of Appeals.

Further information regarding this application may be obtained by contacting the Planning and Zoning Board of Appeals. The hearing date will be posted in the Greenwich Time and at Greenwich Town Hall once the application has been accepted by the Planning and Zoning Board of Appeals.

Regards,

Susan E. Lockwood
Susan Lockwood Architects

cc: Greenwich Zoning Board of Appeals
WEST ELEVATION

9 MEAD POINT DRIVE
1/8"=1'-0"

Susan Lockwood Architects
Grade Plane
Elevation 92'-7" (7.4)

WEST ELEVATION

9 MEAD POINT DRIVE
GREENWICH, CONNECTICUT

Susan Lockwood Architects
34 East Putnam Avenue, Suite 99
Greenwich, CT 06896