



11/07/16, For Immediate Release: PZ Zoning Amendment Application

The Greenwich Association of REALTORS has received a grant from the National Association of REALTORS to review and amend some of the Planning and Zoning Regulations in the Town of Greenwich.

The changes, if approved by the Commission, would limit the amount of square footage that would be counted in attics and basements toward the Gross Floor Area calculation (FAR) A Public Hearing will be held on Tuesday November 15th, 7pm in the Town Hall meeting room.

The proposal consists of two main changes. The first is changing the Grade Plane (the height from the first floor of the home to the average grade) from the current 3 feet to 5 feet before counting any area in the basement in the Gross Floor Area. Allowing more of the structure to be exposed would lessen the necessity that residents currently have to bring fill into their lots and build massive retaining walls to bury the basement. Greenwich's topography varies and on many parcels of land it is not uncommon for the land to be hilly and not flat.

The second change would allow residents to use their attic space without it counting towards Gross Floor Area. This would eliminate the need for trusses to be placed in the attic; which is currently required in order to not count that space in total Gross Floor Area. The lightweight structural trusses can suffer catastrophic failure in a fire; endangering firefighters who are often on the roof as part of the fire-fighting protocol.

The rationale for the changes supports the Town's Plan of Conservation and Development (POCD), by encouraging residents to preserve the existing topography while allowing existing structures to be maintained and streetscapes to be consistent with the surrounding areas.

The overall benefits for residents would be to allow homeowners to utilize their current homes without the need to build retaining walls and bring in truckloads of fill to bury their basements in order to expand the first and second floors of their homes. An additional benefit to the Town is the increase in taxable floor area represented in the attics if they become finished space.

We encourage you to visit www.greenwichlanduse.com and complete the online email petition in support of this event. We encourage you to share this information and urge you to attend the public hearing on 11/15/2016 at 7pm.

GPOA will hold a Q&A meeting on 11/10/2016 at 8:30am. [Please click here to RSVP.](#)

GPOA,

Executive Board

John Lucarelli, Rick Kral, Alyssa Keleshian Bonomo, Julie Fareri, Paul Pugliese, Tom Torelli, Joe Pecora