

1. Meeting Materials

Documents:

[JANUARY 11, 2017 PUBLIC NOTICE.PDF](#)
[JANUARY 11, 2017 DECISIONS.PDF](#)

PUBLIC NOTICE

Notice is hereby given that on Wednesday, January 11, 2017 at 8 P.M. in the Joseph Cone Meeting Room, Town Hall, 101 Field Point Road, Greenwich, 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 to approve special exceptions, and applications to vary the Building Zone Regulations as amended in the following matters:

- No. 1 PLZE201600292 **27 NAWTHORNE ROAD, OLD GREENWICH.** Appeal of Adrian Owles and Mary Mcniff for variances of required side yard and combined side yard setbacks to permit the construction of a new dwelling located in the R-12 zone.

- No. 2 PLZE201600569 **50 RIVER ROAD COS COB.** Appeal of CRK, LLC, for special exception approval for the conversion of an existing hotel into employees housing as well as an addition to the existing building to house 4 squash courts at a private club located in the R-7 zone.

- No. 3 PLZE201600593 **16 OLD TRACK ROAD GREENWICH.** Appeal of Old Track Properties, LLC. for a variance of rooftop bulkhead setback to allow for existing bulkheads to remain in their current location on a mixed use building located in the GB zone.

- No. 4 PLZE201600622 **702-708 STEAMBOAT ROAD GREENWICH.** Appeal of Morgan Jenkins, owner / Steamboat Road Acquisitions, LLC. for variances of side yard setbacks and permitted number of dwelling units to permit the construction of a new 8 unit apartment building located in the R-6 zone.

- No. 5 PLZE201600623 **125 HILLCREST PARK ROAD, COS COB.** Appeal of Pamela and Mark Emma, owner / Parmjit Sandhu, applicant, for variances of front and rear yard setbacks to permit the construction of a new dwelling located in the R-12.

- No. 6 PLZE201600637 **63 & 65 SHERWOOD PLACE, GREENWICH.** Appeal of Soundview Place, LLC., for a variance of side yard setback to allow for four (4) existing air conditioning units to remain in their current location at a two family dwelling located in the R-6 zone.

- No. 7 PLZE201600646 **35 CLAPBOARD RIDGE ROAD, GREENWICH.** Appeal of John & Marjorie Judson, for a variance of side yard setback to permit the placement of pool mechanical equipment on a property located in the RA-2 zone.

Dated: January 11, 2017

David Weisbrod, Chairman

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 1/11/17**

Pursuant to the provisions of Public Act 362 effective October 1, 1953, notice is hereby given that the decisions of the Planning Zoning Board of Appeals of the Town of Greenwich on Appeals No. PLZE201600292 through Appeal No. PLZE201600646p described below heard January 11, 2017 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is January 23, 2017.

- No. 1 PLZE201600292 **27 NAWTHORNE ROAD, OLD GREENWICH.** Appeal of Adrian Owles and Mary Mcniff for variances of required side yard and combined side yard setbacks to permit the construction of a new dwelling located in the R-12 zone was granted.
- No. 2 PLZE201600569 **50 RIVER ROAD COS COB.** Appeal of CRK, LLC for special exception approval the conversion of an existing hotel into employees housing as well as an addition to the existing building to house 4 squash courts at a private club located in the R-7 zone was denied.
- No. 3 PLZE201600593 **16 OLD TRACK ROAD GREENWICH.** Appeal of Old Track Properties, LLC. for a variance of rooftop bulkhead setback to allow for existing bulkheads to remain in their current location on a mixed use building located in the GB zone was granted.
- No. 4 PLZE201600622 **702-708 STEAMBOAT ROAD GREENWICH.** Appeal of Morgan Jenkins, owner / Steamboat Road Acquisitions, LLC. for variances of side yard setbacks and permitted number of dwelling units to permit the construction of a new 8 unit apartment building located in the R-6 zone was continued.
- No. 5 PLZE201600623 **125 HILLCREST PARK ROAD, COS COB.** Appeal of Pamela and Mark Emma, owner / Parmjit Sandhu, applicant, for variances of front and rear yard setbacks to permit the construction of a new dwelling located in the R-12 was granted.
- No. 6 PLZE201600637 **63 & 65 SHERWOOD PLACE, GREENWICH.** Appeal of Soundview Place, LLC., for a variance of side yard setback to allow for four (4) existing air conditioning units to remain in their current location at a two family dwelling located in the R-6 zone. Was granted.
- No. 7 PLZE201600646 **35 CLAPBOARD RIDGE ROAD, GREENWICH.** Appeal of John & Marjorie Judson, for a variance of side yard setback to permit the placement of pool mechanical equipment on a property located in the RA-2 zone was granted with conditions.

Dated: January 23, 2017