

1. Meeting Materials

Documents:

[JANUARY 25, 2017 PUBLIC NOTICE.PDF](#)
[JANUARY 25, 2017 DECISIONS.PDF](#)

PUBLIC NOTICE

Notice is hereby given that on Wednesday, January 25, 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 PLZE201600654 **275, 289, 309, 315 & 321 MASON STREET, GREENWICH.** Appeal of Orchard Place Associates, LLC. for a variance of front yard setback and special exception approval to permit additions and alterations to commercial automotive use buildings located at 275 and 289 Mason Street which are located in the CGB zone.
- No. 2 PLZE201600655 **290 & 294 MASON STREET, GREENWICH.** Appeal of Orchard Place Associates, LLC for variances of building coverage, floor area ratio and special exception approval to permit additions and alterations to a commercial automotive building located in the CGB zone.
- No. 3 PLZE201600656 **26 MIANUS VIEW TERRACE, COS COB.** Appeal of Christopher Studebaker & Etsuko Shimada for a variance of rear yard setback to permit the construction of a new deck located in the R-12 zone.
- No. 4 PLZE201600664 **548 NORTH STREET, GREENWICH.** Appeal of Lindsay and Patrick Barth for variances of front and rear yard setback to permit the construction of a new dwelling located in the R-12 zone.
- No. 5 PLZE201600681 **38 MEADOWBANK ROAD, OLD GREENWICH.** Appeal of Jose Gonzalez & Shereen Koshnoodi for a variance of front yard setback to permit the construction of a new dwelling located in the R-12 zone.
- No. 6 PLZE201600682 **68 BINNEY LANE, OLD GREENWICH.** Appeal of Binney Lane, LLC., for variances of floor area ratio, front, rear and side yard setbacks to permit the construction of a new dwelling and attached decks located in the R-12 zone.
- No. 7 PLZE201600684 **9-11 SOUTH WATER STREET, GREENWICH.** Appeal of 9-11 South Water Street, LLC for variances of rear and side yard setbacks, lot coverage and required parking to permit the construction of a new 2,542 square foot mixed use building in the LBR-2 zone.

Dated: January 25, 2017

David Weisbrod, Chairman

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 1/25/17**

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. PLZE2017 through Appeal No. PLZE2017 described below heard January 25, 2017 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is February 6, 2017.

- No. 1 PLZE201600654 **275, 289, 309, 315 & 321 MASON STREET, GREENWICH.** Appeal of Orchard Place Associates, LLC. for a variance of front yard setback and special exception approval to permit additions and alterations to commercial automotive use buildings located at 275 and 289 Mason Street which are located in the CGB zone was granted.
- No. 2 PLZE201600655 **290 & 294 MASON STREET, GREENWICH.** Appeal of Orchard Place Associates, LLC for variances of building coverage, floor area ratio and special exception approval to permit additions and alterations to a commercial automotive building located in the CGB zone was granted.
- No. 3 PLZE201600656 **26 MIANUS VIEW TERRACE, COS COB.** Appeal of Christopher Studebaker & Etsuko Shimada for a variance of rear yard setback to permit the construction of a new deck located in the R-12 zone was granted.
- No. 4 PLZE201600664 **548 NORTH STREET, GREENWICH.** Appeal of Lindsay and Patrick Barth for variances of front and rear yard setback to permit the construction of a new dwelling located in the R-12 zone was left open.
- No. 5 PLZE201600681 **38 MEADOWBANK ROAD, OLD GREENWICH.** Appeal of Jose Gonzalez & Shereen Koshnoodi for a variance of front yard setback to permit the construction of a new dwelling located in the R-12 zone was granted.
- No. 6 PLZE201600682 **68 BINNEY LANE, OLD GREENWICH.** Appeal of Binney Point, LLC for variances of floor area ratio, front, rear and side yard setbacks to permit the construction of a new dwelling and attached decks located in the R-12 zone was continued.
- No. 7 PLZE201600684 **9-11 SOUTH WATER STREET, GREENWICH.** Appeal of 9-11 South Water Street, LLC for variances of rear and side yard setbacks, lot coverage and required parking to permit the construction of a new 2,542 square foot mixed use building in the LBR-2 zone was granted.

Dated: February 6, 2017