

1. Meeting Materials

Documents:

[MARCH 22, 2017 PUBLIC NOTICE.PDF](#)
[MARCH 22, 2017 DECISIONS.PDF](#)

PUBLIC NOTICE

Notice is hereby given that on Wednesday, March 22, 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 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. 2 PLZE201600622 **702-708 STEAMBOAT ROAD, GREENWICH**. Appeal of Morgan Jenkins, owner / Steamboat Road Acquisitions, LLC for a variance of permitted number of dwelling units to permit the construction of a new 8-unit apartment building located in the R-6 zone.
- No. 3 PLZE201700056 **5 OAK LANE, OLD GREENWICH**. Appeal of Patricia Hannigan, for a variance of front yard setbacks to permit the construction of a detached garage located in the R-12 zone.
- No. 4 PLZE201700051 **1A QUINTARD AVENUE, OLD GREENWICH**. Appeal of 1A Quintard Avenue and 1A Quintard II, for variances of rear and side yard setbacks to permit the relocation of a generator, the construction of a new deck and additions to a dwelling located in the R-12 zone.
- No. 5 PLZE201700080 **5 CONYERS FARM DRIVE, GREENWICH**. Appeal of 5 Conyers Farm Drive, LLC., for special exception approval to permit the use of a detached accessory structure as an indoor sport court use on a property located in the RA-4 zone.
- No. 6 PLZE201700082 **209 RIVER ROAD EXTENSION, COS COB**. Appeal of Half Way Tree Holdings, LLC., for a variance of allowable signage to permit the erection of a freestanding sign on a commercial property located in the located in the LB zone.
- No. 7 PLZE201700111 **6 OAK LANE, OLD GREENWICH**. Appeal of Brian Raabe and Rachael Overton, for variances of allowable building height within a side yard setback, side yard setback and required distance between structures to permit the raising of an existing dwelling located in the R-12 zone.

Dated: March 22, 2017

David Weisbrod, Chairman

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 3/22/17**

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. PLZE201600662 through Appeal No. PLZE201700111 described below heard March 22, 2017 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is April 3, 2017.

- No. 1 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 granted.

- No. 2 PLZE201600622 **702-708 STEAMBOAT ROAD, GREENWICH.** Appeal of Morgan Jenkins, owner / Steamboat Road Acquisitions, LLC for a variance of permitted number of dwelling units to permit the construction of a new 8-unit apartment building located in the R-6 zone was granted.

- No. 3 PLZE201700056 **5 OAK LANE, OLD GREENWICH.** Appeal of Patricia Hannigan, for a variance of front yard setbacks to permit the construction of a detached garage located in the R-12 zone was granted with conditions.

- No. 4 PLZE201700051 **1A QUINTARD AVENUE, OLD GREENWICH.** Appeal of 1A Quintard Avenue and 1A Quintard II, for variances of rear and side yard setbacks to permit the relocation of a generator, the construction of a new deck and additions to a dwelling located in the R-12 zone was continued.

- No. 5 PLZE201700080 **5 CONYERS FARM DRIVE, GREENWICH.** Appeal of 5 Conyers Farm Drive, LLC., for special exception approval to permit the use of a detached accessory structure as an indoor sport court use on a property located in the RA-4 zone was granted.

- No. 6 PLZE201700082 **209 RIVER ROAD EXTENSION, COS COB.** Appeal of Half Way Tree Holdings, LLC., for a variance of allowable signage to permit the erection of a freestanding sign on a commercial property located in the located in the LB zone was denied.

- No. 7 PLZE201700111 **6 OAK LANE, OLD GREENWICH.** Appeal of Brian Raabe and Rachael Overton, for variances of allowable building height within a side yard setback, side yard setback and required distance between structures to permit the raising of an existing dwelling located in the R-12 zone was granted.

Dated: April 3, 2017