

## 1. Meeting Materials

### Documents:

[APRIL 11, 2018 PUBLIC NOTICE.PDF](#)  
[APRIL 11, 2018 DECISIONS.PDF](#)

## PUBLIC NOTICE

Notice is hereby given that on Wednesday, April 11, 2018 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 PLZE20180043 **257 BRUCE PARK AVENUE, (LOT 1) GREENWICH.** Appeal of 257 Bruce Park Avenue, LLC. for variances of required parking and front yard setback to permit the construction of a new dwelling on a lot located in the R-6 zone.
- No. 2 PLZE20180044 **257 BRUCE PARK AVENUE, (LOT 2) GREENWICH.** Appeal of 257 Bruce Park Avenue, LLC. for a variance of required gravel or paved way within an access way to permit the construction of a new dwelling on a proposed lot located in the R-6 zone.
- No. 3 PLZE20180051 **52 JOHN STREET, GREENWICH.** Appeal of Winnetka Partners, LLC for a variance of required paved or gravel way within an access-way to permit a paved way outside the access way of a rear lot located in the RA-4 zone.
- No. 4 PLZE20180052 **6 PERKELY LANE, RIVERSIDE.** Appeal of Michael Dabrowski and Brooke McClure for variances of front rear and street side yard setback to permit the construction of a new dwelling located in the R-12 zone.
- No. 5 PLZE20180058 **19 DOUBLING ROAD, GREENWICH.** Appeal of The Greenwich Country Club Inc. for special exception approval to permit Improvements to the Club's greens, outbuildings and associated infrastructure at a private club located in the RA-1 zone.
- No. 6 PLZE20180060 **30 ONEIDA DRIVE, GREENWICH.** Appeal of Kevin Mahaney for a variance of flood zone requirements to permit an addition to an existing dwelling located in the R-20 zone.
- No. 7 PLZE20180076 **241 VALLEY ROAD, GREENWICH.** Appeal of Christopher Taussig Graves for variances of floor area ratio, front and side yard setback to permit and addition to a dwelling located in the R-12 zone.

Dated: March 30, 2018

Patricia Kirkpatrick, Chairman

**TOWN OF GREENWICH  
PLANNING & ZONING BOARD OF APPEALS  
PUBLIC NOTICE: DECISIONS 4/11/18**

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. PLZE2018 through Appeal No. PLZE2018 described below heard April 11, 2018 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is April 23, 2018.

- No. 1 PLZE20180043 **257 BRUCE PARK AVENUE, (LOT 1) GREENWICH.** Appeal of 257 Bruce Park Avenue, LLC. for variances of required parking and front yard setback to permit the construction of a new dwelling on a lot located in the R-6 zone was granted with conditions.
- No. 2 PLZE20180044 **257 BRUCE PARK AVENUE, (LOT 2) GREENWICH.** Appeal of 257 Bruce Park Avenue, LLC. for a variance of required gravel or paved way within an access way to permit the construction of a new dwelling on a proposed lot located in the R-6 zone was granted with conditions.
- No. 3 PLZE20180051 **52 JOHN STREET, GREENWICH.** Appeal of Winnetka Partners, LLC for a variance of required paved or gravel way within an access-way to permit a paved way outside the access way of a rear lot located in the RA-4 zone was granted.
- No. 4 PLZE20180052 **6 PERKELY LANE, RIVERSIDE.** Appeal of Michael Dabrowski and Brooke McClure for variances of front rear and street side yard setback to permit the construction of a new dwelling located in the R-12 zone was denied.
- No. 5 PLZE20180058 **19 DOUBLING ROAD, GREENWICH.** Appeal of The Greenwich Country Club Inc. for special exception approval to permit Improvements to the Club's greens, outbuildings and associated infrastructure at a private club located in the RA-1 zone was granted.
- No. 6 PLZE20180060 **30 ONEIDA DRIVE, GREENWICH.** Appeal of Kevin Mahaney for a variance of flood zone requirements to permit an addition to an existing dwelling located in the R-20 zone was withdrawn.
- No. 7 PLZE20180076 **241 VALLEY ROAD, GREENWICH.** Appeal of Christopher Taussig Graves for variances of floor area ratio, front and side yard setback to permit and addition to a dwelling located in the R-12 zone was denied.

Dated: April 23, 2018