

## 1. Meeting Materials

### Documents:

[APRIL 12, 2017 PUBLIC NOTICE.PDF](#)  
[APRIL 12, 2017 DECISIONS.PDF](#)

## PUBLIC NOTICE

Notice is hereby given that on Wednesday, April 12, 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 PLZE201700106 **569 INDIAN FIELD ROAD, GREENWICH.** Appeal of Lawrence and Jane Sperling for variances of floor area ratio and density to permit the construction of a new dwelling and to allow for an existing guest cottage to remain on a property located in the RA-2 zone.
- No. 2 PLZE201700107 **189 DAVIS AVENUE, GREENWICH.** Appeal of 189 Davis Avenue LLC, et al. for a variance of front yard setbacks to permit the construction of 5 multifamily dwellings on a lot located in the R-6 zone.
- No. 3 PLZE201700114 **25 NAWTHORNE ROAD, OLD GREENWICH.** Appeal of 25 Nawthorne, LLC., for a variance of front yard setback to permit the placement of a new generator on a lot located in the R-12 zone.
- No. 4 PLZE201700138 **213 RIVERSIDE AVENUE, RIVERSIDE.** Appeal of Matthew Emrich and Felicia Schecter-Emrich for variances of floor area ratio to permit the enclosure of an existing porch on a dwelling located in the R-12 zone.
- No. 5 PLZE201700161 **21 LIA FAIL WAY, GREENWICH.** Appeal of Kevin Greene, Trustee, for special exception approval and variance to permit the conversion and use of a detached accessory structure, in excess of 800 square feet, into an accessory guest house on a property located in the RA-1 zone.
- No. 6 PLZE201700165 **29 ORCHARD PLACE, GREENWICH.** Appeal of Adam Sokolik, for a variance of front yard setback to permit the addition of a dormer and portico on a dwelling located in the R-6 zone.

Dated: April 12, 2017

David Weisbrod, Chairman

**TOWN OF GREENWICH  
PLANNING & ZONING BOARD OF APPEALS  
PUBLIC NOTICE: DECISIONS 4/12/17**

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. PLZE201700106 through Appeal No. PLZE201700165 described below heard April 12, 2017 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is April 24, 2017.

- No. 1 PLZE201700106 **569 INDIAN FIELD ROAD, GREENWICH.** Appeal of Lawrence and Jane Sperling for variances of floor area ratio and density to permit the construction of a new dwelling and to allow for an existing guest cottage to remain on a property located in the RA-2 zone was granted.
- No. 2 PLZE201700107 **189 DAVIS AVENUE, GREENWICH.** Appeal of 189 Davis Avenue LLC, et al. for a variance of front yard setbacks to permit the construction of 5 multifamily dwellings on a lot located in the R-6 zone was granted.
- No. 3 PLZE201700114 **25 NAWTHORNE ROAD, OLD GREENWICH.** Appeal of 25 Nawthorne, LLC, for a variance of front yard setback to permit the placement of a new generator on a lot located in the R-12 zone was granted.
- No. 4 PLZE201700138 **213 RIVERSIDE AVENUE, RIVERSIDE.** Appeal of Matthew Emrich and Felicia Schecter-Emrich for variances of floor area ratio to permit the enclosure of an existing porch on a dwelling located in the R-12 zone was continued.
- No. 5 PLZE201700161 **21 LIA FAIL WAY, GREENWICH.** Appeal of Kevin Greene, Trustee, for special exception approval and variance to permit the conversion and use of a detached accessory structure, in excess of 800 square feet, into an accessory guest house on a property located in the RA-1 zone was continued.
- No. 6 PLZE201700165 **29 ORCHARD PLACE, GREENWICH.** Appeal of Adam Sokolik for a variance of front yard setback to permit the addition of a dormer and portico on a dwelling located in the R-6 zone was approved in part and denied in part.

Dated: April 24, 2017