

## 1. Meeting Materials

### Documents:

[APRIL 25, 2018 PUBLIC NOTICE.PDF](#)  
[APRIL 25, 2018 DECISIONS.PDF](#)

## PUBLIC NOTICE

Notice is hereby given that on Wednesday, April 25, 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 PLZE20180011 **15 CLOSE ROAD, GREENWICH**. Appeal of Sedgwick Properties Corp for special exception approval to permit construction of an indoor pool area in excess of 1,200 square feet on a property located in the RA-4 zone.
- No. 2 PLZE20180024 **10 SOUTH END COURT (LOT 1), OLD GREENWICH**. Appeal of Palmer Island, LLC. for a variance of front yard setback to permit the construction of a new dwelling on a proposed lot located in the R-12 zone.
- No. 3 PLZE20180025 **10 SOUTH END COURT (LOT 2), OLD GREENWICH**. Appeal of Palmer Island, LLC. for a variance of front yard setback to permit the construction of a new dwelling on a proposed lot located in the R-12 zone.
- No. 4 PLZE20180088 **19 PINECROFT ROAD, GREENWICH**. Appeal of Joe and Justine Cerniglia for a variance of front and side yard setbacks to permit the placement of a new transformer on a lot located in the RA-2 zone.
- No. 5 PLZE20180089 **16 RIDGEVIEW AVENUE, GREENWICH**. Appeal of Greenwich Academy Inc., for special exception approval to permit the demolition and reconstruction of a building for preschool and staff apartment on lot located in the RA-1 zone.
- No. 6 PLZE20180094 **37 & 47 STRICKLAND ROAD, COS COB**. Appeal of Greenwich Historical Society Inc., for a variance of sign size to permit the placement of a new sign on a lot located in the R-6 and R-7 zones.
- No. 7 PLZE20180095 **144 MILBANK AVENUE, GREENWICH**. Appeal of VOF Realty, LLC., for variances of side and rear yard setbacks to permit the construction of a new dwelling and additions to an existing garage located in the R-6.

Dated: April 13, 2018

Patricia Kirkpatrick, Chairman

**TOWN OF GREENWICH  
PLANNING & ZONING BOARD OF APPEALS  
PUBLIC NOTICE: DECISIONS 4/25/18**

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 25, 2018 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is May 7, 2018.

- No. 1 PLZE20180011 **15 CLOSE ROAD, GREENWICH**. Appeal of Sedgwick Properties Corp for special exception approval to permit construction of an indoor pool area in excess of 1,200 square feet on a property located in the RA-4 zone was granted with conditions.
  
- No. 2 PLZE20180024 **10 SOUTH END COURT (LOT 1), OLD GREENWICH**. Appeal of Palmer Island, LLC. for a variance of front yard setback to permit the construction of a new dwelling on a proposed lot located in the R-12 zone was continued.
  
- No. 3 PLZE20180025 **10 SOUTH END COURT (LOT 2), OLD GREENWICH**. Appeal of Palmer Island, LLC. for a variance of front yard setback to permit the construction of a new dwelling on a proposed lot located in the R-12 zone was continued.
  
- No. 4 PLZE20180088 **19 PINECROFT ROAD, GREENWICH**. Appeal of Joe and Justine Cerniglia for a variance of front and side yard setbacks to permit the placement of a new transformer on a lot located in the RA-2 zone was dismissed without prejudice.
  
- No. 5 PLZE20180089 **16 RIDGEVIEW AVENUE, GREENWICH**. Appeal of Greenwich Academy Inc., for special exception approval to permit the demolition and reconstruction of a building for preschool and staff apartment on lot located in the RA-1 zone was granted with conditions.
  
- No. 6 PLZE20180094 **37 & 47 STRICKLAND ROAD, COS COB**. Appeal of Greenwich Historical Society Inc., for a variance of sign size to permit the placement of a new sign on a lot located in the R-6 and R-7 zones. was granted.
  
- No. 7 PLZE20180095 **144 MILBANK AVENUE, GREENWICH**. Appeal of VOF Realty, LLC., for variances of side and rear yard setbacks to permit the construction of a new dwelling and additions to an existing garage located in the R-6 was granted with conditions.

Dated: May 7, 2018