

1. Meeting Materials

Documents:

[APRIL 26, 2017 PUBLIC NOTICE.PDF](#)
[APRIL 26, 2017 DECISIONS.PDF](#)

PUBLIC NOTICE

Notice is hereby given that on Wednesday, April 26, 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 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.

- No. 2 PLZE201700075 **63 CHURCH STREET, GREENWICH.** Appeal of Fisk Management, LLC, for variances of side yard setbacks, lot coverage, FAR, required parking, required lot area, allowable lot coverage, required garage space and permitted use to permit the conversion of existing office to multi-family residence located in the LBR-2 zone.

- No. 3 PLZE201700139 **32 PLEASANT STREET, COS COB.** Appeal of Robert Rioseco for a variance of front yard setbacks to permit additions to a dwelling located in the R-7 zone.

- No. 4 PLZE201700140 **1191 EAST PUTNAM AVENUE, GREENWICH.** Appeal of Alpha Realty & Development, LLC, for a variance of allowable fence/wall height to allow for an existing wall/fence to remain on a commercial property located in the LB zone.

- No. 5 PLZE201700171 **39 DRUID LANE, RIVERSIDE.** Appeal of Jonathan & Paola Ryckman for a variance of side yard setbacks to permit the construction of a window well on a dwelling located in the R-12 zone.

Dated: April 26, 2017

David Weisbrod, Chairman

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 4/26/17**

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. PLZE201600682 through Appeal No. PLZE201700171 described below heard April 26, 2017 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is May 8, 2017.

- No. 1 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 granted with conditions.
- No. 2 PLZE201700075 **63 CHURCH STREET, GREENWICH.** Appeal of Fisk Management, LLC, for variances of side yard setbacks, lot coverage, FAR, required parking, required lot area, allowable lot coverage, required garage space and permitted use to permit the conversion of existing office to multi-family residence located in the LBR-2 zone was continued.
- No. 3 PLZE201700139 **32 PLEASANT STREET, COS COB.** Appeal of Robert Rioseco for a variance of front yard setbacks to permit additions to a dwelling located in the R-7 zone was granted.
- No. 4 PLZE201700140 **1191 EAST PUTNAM AVENUE, GREENWICH.** Appeal of Alpha Realty & Development, LLC, for a variance of allowable fence/wall height to allow for an existing wall/fence to remain on a commercial property located in the LB zone was continued.
- No. 5 PLZE201700171 **39 DRUID LANE, RIVERSIDE.** Appeal of Jonathan & Paola Ryckman for a variance of side yard setbacks to permit the construction of a window well on a dwelling located in the R-12 zone was denied.

Dated: May 8, 2017