

## 1. Meeting Materials

### Documents:

[MAY 11, 2016 PUBLIC NOTICE.PDF](#)  
[MAY 11, 2016 DECISIONS.PDF](#)

## PUBLIC NOTICE

Notice is hereby given that on Wednesday, May 11, 2016 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 PLZE201600076 **19 EAST ELM STREET, GREENWICH.** Appeal of Elm Place, LLC, alleging error in the Zoning Enforcement Officer's decision to deny the expansion of office into a retail space at a commercial property located in the CGBR zone.
- No. 2 PLZE201600120 **5 CONYERS FARM DRIVE, GREENWICH.** Appeal of 5 Conyers Farm Drive, LLC. for special exception approval to permit the construction of a new domestic quarters accessory building and barn, which are both in excess of 1,200 square feet in size, on a lot located in the RA-4 zone.
- No. 3 PLZE201600140 **6 DALE DRIVE, GREENWICH.** Appeal of Jeffrey Stempien for a variance of front yard setback to permit the construction of a new portico over an existing stoop on a dwelling located in the R-6 zone.
- No. 4 PLZE201600146 **1031 NORTH STREET, GREENWICH.** Appeal of Sandro & Claudia Malagisi for variances of side yard setback, lot frontage and lot shape to permit an existing house to remain in its existing location in a proposed subdivision and in the alternative seeking a variance rear access way width to permit the subdivision of a lot located in the R-20 zone.
- No. 5 PLZE201600165 **100 MAHER AVENUE, GREENWICH.** Appeal of Brunswick School Inc. for special exception approval to permit the relocation of an existing maintenance shed, at a private school located in the R-6 and R-20 zones.
- No. 6 PLZE201600175 **11 LANGHORNE LANE, GREENWICH.** Appeal of Langhorne Partners, LP, for a variance of front yard setback to permit the placement of a new pool on a lot located in the RA-4 zone.
- No. 7 PLZE201600182 **113 WOODSIDE DRIVE, GREENWICH.** Appeal of Michael & Gloria Boccardi for a variance of permitted stories to permit additions to an existing 3 and ½ story dwelling located in the R-12 zone.

Dated: May 11, 2016

David Weisbrod, Chairman

**TOWN OF GREENWICH  
PLANNING & ZONING BOARD OF APPEALS  
PUBLIC NOTICE: DECISIONS 5/11/16**

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. PLZE201600076 through Appeal No. PLZE201600182 described below heard May 11, 2016 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is May 23, 2016.

- No. 1 PLZE201600076 **19 EAST ELM STREET, GREENWICH.** Appeal of Elm Place, LLC, alleging error in the Zoning Enforcement Officer's decision to deny the expansion of office into a retail space at a commercial property located in the CGBR zone was granted.
- No. 2 PLZE201600120 **5 CONYERS FARM DRIVE, GREENWICH.** Appeal of 5 Conyers Farm Drive, LLC. for special exception approval to permit the construction of a new domestic quarters accessory building and barn, which are both in excess of 1,200 square feet in size, on a lot located in the RA-4 zone was granted.
- No. 3 PLZE201600140 **6 DALE DRIVE, GREENWICH.** Appeal of Jeffrey Stempien for a variance of front yard setback to permit the construction of a new portico over an existing stoop on a dwelling located in the R-6 zone was granted.
- No. 4 PLZE201600146 **1031 NORTH STREET, GREENWICH.** Appeal of Sandro & Claudia Malagisi for a variance of rear access way width to permit the subdivision of a lot located in the R-20 zone was granted with conditions
- No. 5 PLZE201600165 **100 MAHER AVENUE, GREENWICH.** Appeal of Brunswick School Inc. for special exception approval to permit the relocation of an existing maintenance shed, at a private school located in the R-6 and R-20 zones was continued.
- No. 6 PLZE201600175 **11 LANGHORNE LANE, GREENWICH.** Appeal of Langhorne Partners, LP, for a variance of front yard setback to permit the placement of a new pool on a lot located in the RA-4 zone was granted.
- No. 7 PLZE201600182 **113 WOODSIDE DRIVE, GREENWICH.** Appeal of Michael & Gloria Boccardi for a variance of permitted stories to permit additions to an existing 3 and ½ story dwelling located in the R-12 zone was

Dated: May 23, 2016