

1. Meeting Materials

Documents:

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

PUBLIC NOTICE

Notice is hereby given that on Wednesday, July 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 PLZE201700207 **63 CHURCH STREET, GREENWICH.** Appeal of Fisk Management, LLC, for variances of lot coverage, FAR, required parking, building coverage, required garage space, side, rear and front yard setbacks to permit the conversion of existing office to multi-family residence located in the R-6 zone.
- No. 2 PLZE201700303 **56-54 PROSPECT STREET, GREENWICH.** Appeal of Bryan and Aysha French, for variances of building height and number of stories to permit additions to a dwelling located in the R-6 zone and special exception approval to permit the construction of a new 713 square foot garage on a property located in the R-6 zone.
- No. 3 PLZE2017000312 **783 NORTH STREET, GREENWICH.** Appeal of North Street Real Estate for a variance of allowable signage to permit a installation of a new sign at a non-conforming property located in the RA-4 zone.
- No. 4 PLZE2017000322 **357 STANWICH ROAD, GREENWICH.** Appeal of Steven and Jenny Forti for a variance of street side yard setback to permit the construction of a new accessory garage located in the RA-2 zone.
- No. 5 PLZE2017000323 **21 TOPPING ROAD, GREENWICH.** Appeal of Lars Nielson & Quan Feng, Trustees, for a variance of allowable building height and special exception approval to permit the modification of an existing tennis building and construction of an indoor pool in excess of 1,200 square feet located in the RA-4 zone.
- No. 6 PLZE2017000335 **12 DALE DRIVE, GREENWICH.** Appeal of James and Jackie Ferreira. for a variance of front yard setback to permit an addition to a dwelling located in the R-6zone.
- No. 7 PLZE2017000356 **45 PATTERSON AVENUE, GREENWICH.** Appeal of Thomas and Nancy Ireland. Owner, Brunswick School, applicant, for special exception approval to permit the alteration and conversion of an existing single family into a 3 unit faculty housing for a private school located in the R-20 zone.

Dated: July 12, 2017

David Weisbrod, Chairman

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 7/12/17**

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. PLZE201700297 through Appeal No. PLZE201700356 described below heard July 12, 2017 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is July 24, 2017.

- No. 1 PLZE201700297 **63 CHURCH STREET, GREENWICH.** Appeal of Fisk Management, LLC, for variances of lot coverage, FAR, required parking, building coverage, required garage space, side, rear and front yard setbacks to permit the conversion of existing office to multi-family residence located in the R-6 zone was continued.
- No. 2 PLZE201700303 **56-54 PROSPECT STREET, GREENWICH.** Appeal of Bryan and Aysha French, for variances of building height and number of stories to permit additions to a dwelling located in the R-6 zone and special exception approval to permit the construction of a new 713 square foot garage on a property located in the R-6 zone was granted.
- No. 3 PLZE2017000312 **783 NORTH STREET, GREENWICH.** Appeal of North Street Real Estate for a variance of allowable signage to permit a installation of a new sign at a non-conforming property located in the RA-4 zone was granted with conditions.
- No. 4 PLZE2017000322 **357 STANWICH ROAD, GREENWICH.** Appeal of Steven and Jenny Forti for a variance of street side yard setback to permit the construction of a new accessory garage located in the RA-2 zone was left open.
- No. 5 PLZE2017000323 **21 TOPPING ROAD, GREENWICH.** Appeal of Lars Nielson & Quan Feng, Trustees, for a variance of allowable building height and special exception approval to permit the modification of an existing tennis building and construction of an indoor pool in excess of 1,200 square feet located in the RA-4 zone was granted with conditions.
- No. 6 PLZE2017000335 **12 DALE DRIVE, GREENWICH.** Appeal of James and Jackie Ferreira. for a variance of front yard setback to permit an addition to a dwelling located in the R-6 zone was granted.
- No. 7 PLZE2017000356 **45 PATTERSON AVENUE, GREENWICH.** Appeal of Thomas and Nancy Ireland. Owner, Brunswick School, applicant, for special exception approval to permit the alteration and conversion of an existing single family into a 3 unit faculty housing for a private school located in the R-20 zone was continued.

Dated: July 24, 2017