

1. Meeting Materials

Documents:

[AUGUST 10, 2016 PUBLIC NOTICE.PDF](#)
[AUGUST 10, 2016 DECISIONS.PDF](#)

PUBLIC NOTICE

Notice is hereby given that on Wednesday, August 10, 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 PLZE201600297 **10 WEST CROSSWAY, OLD GREENWICH, CT.** Appeal of Robert and Ethel Churchill for variances of front and street side yard setback to permit the construction of a new dwelling located in the R-20 zone.
- No. 2 PLZE201600334 **184 SHORE ROAD, OLD GREENWICH, CT.** Appeal of Greenwich Shore Road, LLC, for a variance of front yard setback to permit the construction of a new dwelling located in the R-20 zone.
- No. 3 PLZE201600340 **213 RIVERSIDE AVENUE, RIVERSIDE CT.** Appeal of Matthew Emrich & Felica Schechter Emrich for a variance of floor area ratio to permit an addition to a dwelling located in the R-12 zone.
- No. 4 PLZE201600349 **9 WILLIAMS STREET, RIVERSIDE CT.** Appeal of Christine Mary Lee, Trustee, for a variance of front yard setback to permit the construction of a new dwelling located in the R-12 zone.
- No. 5 PLZE201600350 **108 SOUND BEACH AVENUE, OLD GREENWICH, CT** Appeal of First Congregational Church of Greenwich, for special exception approval and variance for number of stories to permit improvements to an existing Church property including additions to existing dwellings, improvements to the Church building, the construction of a new two car garage and enlargement of the preschool program located in the R-7 zone.
- No. 6 PLZE201600351 **15 MORTIMER DRIVE, OLD GREENWICH, CT** Appeal of Linda Filar, for a variance of front yard setback to permit the permit an existing deck to remain in it's current in the R-12 zone.
- No. 7 PLZE201600351 **46 BEFORD ROAD, GREENWICH, CT** Appeal of Ms. M. Mascia for variances of side yard setback and building height within a setback to permit a three story addition to a dwelling located in the RA-4 zone.

Dated: August 10, 2016

David Weisbrod, Chairman

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Template: C:\Users\Jenny\AppData\Roaming\Microsoft\Templates\Normal.dot
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384-1158
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**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 8/10/16**

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. PLZE201600297 through Appeal No. PLZE201600351 described below heard August 10, 2016 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is August 22, 2016.

- No. 1 PLZE201600297 **10 WEST CROSSWAY, OLD GREENWICH, CT.** Appeal of Robert and Ethel Churchill for variances of front and street side yard setback to permit the construction of a new dwelling located in the R-20 zone was continued.
- No. 2 PLZE201600334 **184 SHORE ROAD, OLD GREENWICH, CT.** Appeal of Greenwich Shore Road, LLC, for a variance of front yard setback to permit the construction of a new dwelling located in the R-20 zone denied.
- No. 3 PLZE201600340 **213 RIVERSIDE AVENUE, RIVERSIDE CT.** Appeal of Matthew Emrich & Felica Schechter Emrich for a variance of floor area ratio to permit an addition to a dwelling located in the R-12 zone continued.
- No. 4 PLZE201600349 **9 WILLIAM STREET, RIVERSIDE CT.** Appeal of Christine Mary Lee, Trustee, for a variance of front yard setback to permit the construction of a new dwelling located in the R-12 zone approved.
- No. 5 PLZE201600350 **108 SOUND BEACH AVENUE, OLD GREENWICH, CT** Appeal of First Congregational Church of Greenwich, for special exception approval and variance for number of stories to permit improvements to an existing Church property including additions to existing dwellings, improvements to the Church building, the construction of a new two car garage and enlargement of the preschool program located in the R-7 zone approved with conditions.
- No. 6 PLZE201600351 **15 MORTIMER DRIVE, OLD GREENWICH, CT** Appeal of Linda Filar, for a variance of front yard setback to permit the permit an existing deck to remain in it's current in the R-12 zone approved.
- No. 7 PLZE201600351 **46 BEFORD ROAD, GREENWICH, CT** Appeal of Ms. M. Mascia for variances of side yard setback and building height within a setback to permit a three story addition to a dwelling located in the RA-4 zone denied.

Dated: August 22, 2016