

1. Meeting Materials

Documents:

[SEPTEMBER 27, 2017 PUBLIC NOTICE.PDF](#)
[SEPTEMBER 27, 2017 DECISIONS.PDF](#)

PUBLIC NOTICE

Notice is hereby given that on Wednesday, September 27, 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 PLZE201700474 **54-56 LAFAYETTE PLACE, GREENWICH.** Appeal of Lafayette Management, LLC for a variance of side yard setback to permit an existing access ramp to remain on a property located in the R-MF zone.
- No. 2 PLZE201700477 **248 STANWICH ROAD, GREENWICH.** Appeal of Christopher & Shanna Jennings for a variance of rear yard setback to permit an addition on a dwelling located in the RA-1 zone.
- No. 3 PLZE201700291 **38 TALBOT LANE, GREENWICH.** Appeal of Flouty Family Limited Partnership for a variance of front yard setback to permit the construction of a new two family dwelling located in the R-6 zone.
- No. 4 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. 5 PLZE201700482 **321 WEST PUTNAM AVENUE, GREENWICH.** Appeal of Miller Partners 321, LLC for special exception approval to permit the use of the basement as an automotive detailing facility in an Auto Dealership building located in the GB zone.
- No. 6 PLZE201700494 **19 RITCH AVENUE, GREENWICH.** Appeal of Dean and Jonna Bell for a variance of front yard setback to permit the addition of a porch on a dwelling located in the R-6 zone.
- No. 7 PLZE2017000503 **40 STRICKLAND ROAD, GREENWICH.** Appeal of 40 Strickland Road, LLC for a variance of allowable building height to permit an addition to a dwelling located in the R-7 zone.

Dated: September 27, 2017

David Weisbrod, Chairman

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 9/27/17**

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. PLZE201700474 through Appeal No. PLZE201700503 described below heard September 27, 2017 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is October 9, 2017.

- No. 1 PLZE201700474 **54-56 LAFAYETTE PLACE, GREENWICH.** Appeal of Lafayette Management, LLC for a variance of side yard setback to permit an existing access ramp to remain on a property located in the R-MF zone was granted.

- No. 2 PLZE201700477 **248 STANWICH ROAD, GREENWICH.** Appeal of Christopher & Shanna Jennings for a variance of rear yard setback to permit an addition on a dwelling located in the RA-1 zone was granted with conditions.

- No. 3 PLZE201700291 **38 TALBOT LANE, GREENWICH.** Appeal of Flouty Family Limited Partnership for a variance of front yard setback to permit the construction of a new two family dwelling located in the R-6 zone was left open.

- No. 4 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 was granted.

- No. 5 PLZE201700482 **321 WEST PUTNAM AVENUE, GREENWICH.** Appeal of Miller Partners 321, LLC for special exception approval to permit the use of the basement as an automotive detailing facility in an Auto Dealership building located in the GB zone was granted.

- No. 6 PLZE201700494 **19 RITCH AVENUE, GREENWICH.** Appeal of Dean and Jonna Bell for a variance of front yard setback to permit the addition of a porch on a dwelling located in the R-6 zone was continued.

- No. 7 PLZE201700503 **40 STRICKLAND ROAD, GREENWICH.** Appeal of 40 Strickland Road, LLC for a variance of allowable building height to permit an addition to a dwelling located in the R-7 zone was granted.

Dated: October 9, 2017