

## 1. Meeting Materials

### Documents:

[NOVEMBER 9, 2016 PUBLIC NOTICE.PDF](#)  
[NOVEMBER 9, 2016 DECISIONS.PDF](#)

## PUBLIC NOTICE

Notice is hereby given that on Wednesday, November 9, 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 PLZE201600492 **170 MASON STREET, GREENWICH** Appeal of 170 Mason, LLC. for variances of allowable signage and required clearance to permit a freestanding sign on a commercial property located in the CGB zone.
- No. 2 PLZE201600510 **2 PINETUM LANE, COS COB, CT.** Appeal of Sarah Badger Brown, for a variance of front yard setback to permit the construction of a front porch on a dwelling located in the RA-1 zone.
- No. 3 PLZE201600511 **312 SOUND BEACH AVENUE, OLD GREENWICH, CT.** Appeal of Ryan and Jessica Clifford for a variance of floor area ratio to permit the addition of dormers on a dwelling located in the R-12 zone.
- No. 4 PLZE201600512 **183 SHORE ROAD GREENWICH, CT.** Appeal of CV and Connie Ramachandran for a variance of side yard setback to permit the placement of a generator on a property located in the R-12 zone.
- No. 5 PLZE201600524 **36 Le GRANDE AVENUE, GREENWICH, CT.** Appeal of Robert Hurst and Chiang Chia-Yin for variances of front and side yard setback to permit the construction of a carport/enclosed storage area on a property located in the R-6 zone.
- No. 6 PLZE201600534 **40 PATTERSON AVENUE, GREENWICH, CT.** Appeal of Bruce Beaty and Eddy Anne for a variance of required side yard setback to permit an Elderly Accessory Apartment in an existing dwelling located in the R-20 zone.
- No. 7 PLZE201600541 **332 FIELD POINT ROAD, GREENWICH, CT.** Appeal of Gudmundor and Margaret Kjaernested for a variance of rear yard to permit the placement of 4 air conditioning units on a property located in the R-20 zone.
- No. 8 PLZE201600548 **437 NORTH STREET, GREENWICH, CT.** Appeal of Samuel F. Bridge, et al, for modification of special exception approval number 2700, to allow for Sunday sales at a commercial nursery/ greenhouse located in the RA-1 zone.

Dated: November 9, 2016

David Weisbrod, Chairman

**TOWN OF GREENWICH  
PLANNING & ZONING BOARD OF APPEALS  
PUBLIC NOTICE: DECISIONS 11/9/16**

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. PLZE201600 through Appeal No. PLZE201600 described below heard November 9, 2016 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is November 21, 2016.

- No. 1 PLZE201600492 **170 MASON STREET, GREENWICH** Appeal of 170 Mason, LLC. for variances of allowable signage and required clearance to permit a freestanding sign on a commercial property located in the CGB zone was granted with conditions & denied in part.
- No. 2 PLZE201600510 **2 PINETUM LANE, COS COB, CT.** Appeal of Sarah Badger Brown, for a variance of front yard setback to permit the construction of a front porch on a dwelling located in the RA-1 zone was granted.
- No. 3 PLZE201600511 **312 SOUND BEACH AVENUE, OLD GREENWICH, CT.** Appeal of Ryan and Jessica Clifford for a variance of floor are ratio to permit the addition of dormers on a dwelling located in the R-12 zone was granted.
- No. 4 PLZE201600512 **183 SHORE ROAD GREENWICH, CT.** Appeal of CV and Connie Ramachandran for a variance of side yard setback to permit the placement of a generator on a property located in the R-12 zone was withdrawn.
- No. 5 PLZE201600524 **36 Le GRANDE AVENUE, GREENWICH, CT.** Appeal of Robert Hurst and Chiang Chia-Yin for variances of front and side yard setback to permit the construction of a carport/enclosed storage area on a property located in the R-6 zone was continued.
- No. 6 PLZE201600534 **40 PATTERSON AVENUE, GREENWICH, CT.** Appeal of Bruce Beaty and Eddy Anne for a variance of required side yard setback to permit an Elderly Accessory Apartment in an existing dwelling located in the R-20 zone was granted.
- No. 7 PLZE201600541 **332 FIELD POINT ROAD, GREENWICH, CT.** Appeal of Gudmundor and Margaret Kjaernested for a variance of rear yard to permit the placement of 4 air conditioning units on a property located in the R-20 zone was granted.
- No. 8 PLZE201600548 **437 NORTH STREET, GREENWICH, CT.** Appeal of Samuel F. Bridge, et al, for modification of special exception approval number 2700, to allow for Sunday sales at a commercial nursery/ greenhouse located in the RA-1 zone was denied.

Dated: November 21, 2016