APPENDIX SUMMARY

An application for final coastal subdivision was submitted to the Planning & Zoning Commission to request conveyance of 1259 sq. ft. of land area between two properties, 35 and 37 Riverside Lane, where 35 Riverside Lane (Lot 13) will be increased in size from 7980 sq. ft. to 9240 sq. ft. and 37 Riverside Lane (Lot 14) will decrease in size from 9974 sq. ft. to 8714 sq. ft. in the R-7 and Coastal Overlay Zones.

The applicant requests approval from the Planning and Zoning Commission for this final subdivision application per Sections 6-258 of the Town of Greenwich Subdivision Regulations (GSR), and Section 6-205 of the Building Zone Regulations (BZR).

ISSUES / COMMENTS

1. **DPW Engineering** – Comments dated 12/8 indicate no revisions needed.
2. **Sewer** - Comments dated 12/8 indicate no requirements.
3. **Conservation** – Comments dated 12/7 indicate no objection to the proposal.
4. **Zoning** – Comments dated 12/9 indicate compliance with the applicable regulations. Green Area and FAR compliance should be confirmed.
5. The following note should be placed on the subdivision map. “Upon approval of this subdivision plan, the owner agrees with the Town that unless otherwise specified hereon, the areas within at least ten (10) feet of the center line of any drainage facility, ditch or stream shown hereon, are dedicated for drainage, that no building or other structure shall be located thereon and that the Town shall not be under any obligation to maintain, clean, enclose, or otherwise alter or improve, such drainage facility” [Sec. 6-269(15)]

SUBDIVISION

The properties are located within the Coastal Overlay zone. Both are improved with single family dwellings and are conforming in lot area. 35 Riverside Lane appears to have a shed that is non conforming with accessory structure setbacks. The lot line revision will not impact this condition adversely.
The sites are serviced by Town sewer and water.

Deed histories were not submitted for the properties however the applicant indicates that the lots have been in the same configuration since 1948. The tax cards indicate that both houses were built in 1948.

An administrative coastal site plan was reviewed in 2013 for 35 Riverside Lane for a patio.

Green Area and FAR will need to be confirmed.

**Inland Wetlands**
Inland Wetlands Agency issued a greensheet dated 11/9/20 indicating no inland wetlands are present on site.

**Applicable Regulations**
Sections 6-258, 6-261 of the Town of Greenwich Subdivision Regulations (GSR), and Section 6-205 of the Building Zone Regulations (BZR).

**DEPARTMENT COMMENTS**
Engineering - Attached; Conservation- Attached; Sewer – Attached
Zoning - Attached
Date: December 8, 2020
To: Katie Deluca, Director, Planning & Zoning
From: Richard C. Feminella, Wastewater Division Manager
Copy: Chris Mandras, Maintenance Manager - Sewer Division
Al Romano, Environmental Asset Engineer – Sewer Division
Re: PLPZ202000330: 35 & 37 Riverside Lane, Thomas A & Lori A White

We have prepared the following comments and questions regarding the proposed application.

Project Summary:
• Lot line revision.

Sewer Division Comments:
Comments to be addressed during P&Z phase:
• The Sewer Division has no objection to the proposed lot line revision. The Sewer Division wishes to bring to the attention to the property owner/applicant to research and confirm if there are any underground utilities in the area of the proposed lot line revision. If so, the applicant/owner should develop any easements and/or revisions to existing easements, if applicable.

Comments to be addressed during Sewer and Building Permit phase:
• None. Should the applicant/owner look to do any remodeling, construction, etc., please coordinate directly with the Sewer Division for any permits required.

• Please note, sanitary sewers are designed for first floor elevations. Therefore, any plumbing fixtures in lower levels (basements) could be subject to sanitary sewer backups/overflows. The property owner is strongly recommended to consider and review this and plan accordingly to protect themselves in those situations. The Town is not responsible for damages as a result of these connections/installations. Please consider this and revise accordingly.

• Please note, in accordance with Town regulations and standard practice, all clear water sources cannot discharge to sanitary sewer. This includes air conditioning and high efficiency heating system condensate lines. Please confirm that the existing development does not discharge any clear water sources to sanitary sewer.

Please NOTE: These comments are intended for P&Z review only. These comments do not take the place of Sewer Permit(s). Any Sewer Permit Applications receive thorough reviews and may result in additional comments/requirements at that time. In addition, please be reminded that in order to receive Building Permits, the applicant must have secured all other necessary permits, including, but not limited to, Sewer Permits PRIOR to obtaining their Building Permits.
Also, please note, the applicant should **NOT** submit for Sewer Permits until the project has received approval from P&Z.

M:\dpw\Swr\planning and zoning\2020 Reviews\riverside la 35 37 white Dec 20.doc
ZONING ENFORCEMENT

Project No. PLPZ202000330 Preliminary Final X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: White

LOCATION: 35 & 37 Riverside Lane

PLAN DATE:

ZONE: R-7

☐ Ok for Zoning Permit Sign-off with the following revisions:

☐ Resubmit the following prior to Site Plan/ Subdivision approval:

☒ The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.

Reviewed by: Jodi Couture Date: 12/9/2020

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 20-4(9)  
Department Project No.  
PLPZ202000330  
Submittal Received Date: 11/30/2020

Submittal Reviewed For:  
Planning and Zoning  
Traffic Review Requested: No  
Review Type: Final Subdivision

PLAN SET INFORMATION

Plan Title: Thomas A. & Lori Ann White  
Project Address: 35 & 37 Riverside Lane

Engineering Firm:  
Rocco V. D’Andrea, Inc.  
Original Plan Date: 11/2/2020  
Latest Plan Revision Date: _____

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm:  
Original Report Date: _____  
Latest Report Revision Date: _____

Reviews provided by the Engineering Division are for compliance with the Town’s “Roadway Design Manual and Standard Construction Details” and “Drainage Manual” as amended. Reviews are based upon the information and plans provided. Comments pertaining to the Town’s manuals are not all encompassing. Other reviewing entities may provide additional comments regarding consistency with these manuals in accordance with their jurisdictions. Review of sanitary sewer and septic systems are not reviewed by the Engineering Division.

All New Submittals for Commission Meetings must be received by the Engineering Division four weeks before scheduled Commission Meeting.

All Revised Submittals for Commission Meetings must be received by the Engineering Division three weeks before scheduled Commission Meeting.

Reviewed and Approved by:  
Scott Marucci - Senior Civil Engineer  
Date: 12/8/20

COMMENTS AND CONDITIONS OF APPROVAL:  
Approved for Subdivision

1. The Engineering Division has no comments for the lot line revision.
MEMORANDUM

To: Marisa Anastasio, Planner II

From: Aleksandra Moch, Environmental Analyst

Date: December 7, 2020

Re: Thomas A. and Lori A. White, 35 and 37 Riverside Lane, PLPZ 2020 00330
Site survey by Rocco V. D’Andrea, Inc., dated November 2, 2020

I have reviewed the above-referenced plans and visited the site. The proposed boundary adjustment will not have any impact on the natural environment.

cc: Conservation Commission
Town of Greenwich
Planning & Zoning Department
Town Hall – 101 Field Point Road, Greenwich, CT 06830-2540
Phone: (203)622-7894 – Fax: (203)622-3795

SITE PLAN ADMINISTRATIVE FORM

☐ Accessory Apartment, Elderly ☐ Drainage / Driveway
☐ Accessory Apartment, Affordable ☐ Coastal Site Plan
☐ Site Plan Signoff ☐ Landscape / Tree Planting
☐ Architectural Review Committee ☐ Subdivision Lot

☐ Soil Erosion and Sedimentation ☐ Utility or Telecommunications Facility
☐ Other ____________________

Owners Name: LAURA WHAMOND Signature: ____________________
Agent Name/ Tel. no. LAURA WHAMOND (203) 428 1960 laurawhamond@moc.com
Address of Property 135 RIVERSIDE AVE RIVERSIDE CT 06878
Parcel ID# 05 17605
Lot Size 0.31 B) Property Zone R-12 C) Flood Zone X ZEO Init. WTS
Check if legally conforming: ☐ Lot Area ☐ Setbacks ☐ FAR

Description of Activity or Work Proposed: BUILD A 600 sqft patio on Backyard
no elevation. Flagstone Patio

RECEIVED
Previous Review/Approvals by P&Z (Date And Number) / SEP 4 2013
Other Land Use reference #. (IWWCA, Coastal Site Plan, Affordable, Elderly)

Total Building Square Footage (or total site work area):

Present Use Patio Square Footage 600

Proposed Use Patio Square Footage 600

For staff use only:
Reviewed by: Town Planner ____________________ Senior Planner ____________________
Asst. Town Planner ____________________ Planner ____________________

(2 signatures required- one must be Town Planner as per §6-13; Town Planner may waive full Commission review of small scale projects but require approval of ARC where appropriate.)

See attached Conditions of Approval

Per § 6-14.1(c) of BZR, approval is valid for 3 years only; and work must be completed in 5 years from issuance of permit, per State Statute.

Check #: 2588 Check Amount: $395.00

PLPZ# 2013 00515 PZAdminSitePlan 01/04/2013
CAM and Floodplain Permit Conditions - Administrative Review
PLPZ 2013 – 00515-C
135 Riverside Avenue
Construct 600 square foot patio
ZLS prepared by Rocco V. D’Andrea dated 11/21/13

PRIOR TO ZONING PERMIT

_X_ Erosion controls to be installed as needed
_X_ ZEO to confirm compliance with all zoning regulations
_X_ Other:

1. The standard construction notes for site plans must be met.
2. Note IWWA green sheet

PRIOR TO C.O.

_X_ Other:
1. A final “Improvement Location Survey” map that depicts as-built conditions from
   a Surveyor registered in the State of Connecticut shall be submitted upon
   completion of all work and prior to the issuance of a Certificate of Occupancy.
   a. Survey to show new patio, Culic locations, Model Number and elevation
      details
2. The following Certification Sign-Off Forms shall be completed and submitted
   prior to the issuance of the Certificate of Occupancy:
   a. Site Inspection Certification Sign-Off
   b. Drainage Certification Sign-Off
   c. Field Inspection Record
3. Upon completion of all work, submit the Site Development Review Request
   Form, SD-100 and mark the box for Item #6, and include all required
   Certification Sign-Off Forms, in order to obtain the Certificate of Occupancy.

PZ CAM condns 3/1/00
Town of
GREENWICH
Town Hall · 101 Field Point Road, Greenwich, CT 06836-2540 · (203) 622-7894 · FAX 622-3795

SUBDIVISION APPLICATION

☐ PRELIMINARY  ☐ SUBDIVISION  ☐ RESUBDIVISION

☒ FINAL

☐ COASTAL

Name of Applicant(s)  THOMAS A. WHITE  LORI A. WHITE

Name of Property Owner(s)  THOMAS A. WHITE  LORI A. WHITE

Signature of Property Owner(s)  [Signature]

Location and/or Address of Parcel  NO. 35 AND 37 RIVERSIDE LANE

Title of Submitted Plan  ZONING LOCATION SURVEY DEPICTING

Revision of Lot Lines

Is any portion of the site within 500 feet of the Town Boundary?  NO

No. of Lots:

Existing    2

Proposed  2

Existing  R-7

Proposed  R-7

Total Area of Property (s.f. or acres)  17,954 sf

Area of Land Reservation  N/A

* 10 or more lots/ acres requires Environmental Assessment § 6-266 (19)

Reserved Land Area as Percent of Total Land Area  N/A

Previous SB #

GLR Map # of any previously filed subdivisions or surveys

2451  GLR C 1948

Tax Account #: 12-2124/3

Assessor's Map #: 12-2125/3

Lot #: 13 (Owells 35)

14 (Owells 37)

Circle as applicable:  septic  well  sewer  public water

Are existing (above) utilities shown on the Survey?  N/A

Drainage Report submitted?  N/A  Health Permit needed and received?  N/A

IWWA Permit received?  N/A  IWWA Permit #:  N/A

Estimated amount of time needed to present item to Commission at meeting:  TEN MINUTES

Authorized Agent  ANTHONY D'ANDREA, INC

Signed  Date  11-1-20

Address  PHONE  203-637-1779

RIVERSIDE CT 06878

APD @ RVDZ.COM

Fee submitted at time of application:  $1560.00

Form PZ SB Ap Rev. 2/7/08  Application Number Assigned by Staff


NARRATIVE
Revision of Lot Lines
35 and 37 Riverside Lane
November 2, 2020

Thomas A. White and Lori A. White are owners of two homes on the east side of Riverside Lane in the R-7 zone.

Tom and Lori have lived at No. 35 Riverside Lane since March of 1996 and recently purchased No. 37 Riverside Lane in April of 2020.

The two lots were originally depicted as Lot No. 13 ( Dwelling No. 35) and Lot No. 14 ( Dwelling No. 37) on Map No. 2451 GLR, which was filed in the Greenwich Land Records on June 3, 1948. The lots have not changed since that date.

Tom and Lori are proposing to modify the lot line to reflect the way in which the parcels have been used, and to create lots that are closer in area. Until their recent purchase, Tom and Lori had an unrecorded easement/agreement to park on a portion of Lot No. 14 ( Dwelling No. 37). The revised lot line will eliminate the need for the easement.

The existing lot area of Lot 14 is 9974 s.f., which would be reduced to 8714 s.f. upon approval of the Revision of Lot lines. The area of Lot No. 13 (dwelling No. 35) will increase from 7980 s.f. to 9240 s.f.

The proposed lots are in compliance with zoning criteria for area, lot shape and frontage.

The lots are served by the Town sewer system and the Aquarion Water Company.

There will be no impact on runoff or drainage patterns as a result of the Revision of Lot Lines.

Anthony L. D’Andrea, PE&LS
Rocco V. D’Andrea, Inc.
AFFIDAVIT

STATE OF CONNECTICUT )
COUNTY OF FAIRFIELD )
) : GREENWICH

I, Anthony L. D’Andrea, being first duly sworn, do hereby certify that on November 2, 2020, I caused to be mailed, postage prepaid, to those persons whose names are set forth, attached hereto, a copy of the notice attached hereto. Said persons were the record owners, as of October 30, 2020, of property abutting (as said term is defined in Sec. 6-14(a)(14) of the Greenwich Building Zone Regulations) the properties belonging to Thomas A. White and Lori A. White for whom an application for approval of a Revision of Lot Lines has been filed with the Greenwich Planning & Zoning Commission.

Anthony L. D’Andrea

Subscribed and sworn to before me on November 2, 2020

Alicia D. Melillo
Notary Public
My Commission Expires 4/30/2021
October 30, 2020

Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich CT 06830

Re: Revision of Lot Lines
   35 Riverside Lane, Tax ID #12-2124/S
   37 Riverside Lane, Tax ID #12-2125/S

To Whom It May Concern,

As owner of the referenced properties, I hereby authorize Rocco V. D’Andrea, Inc. to present an application on my behalf to the Planning and Zoning Commission for a Revision of Lot Lines.

Sincerely,

[Signature]

Thomas A. White
TOWN OF GREENWICH
Town Hall - 101 Field Point Road - Greenwich, CT 06830
Inland Wetlands & Watercourse Agency - 203-622-7736 - Fax 203-622-7784

PERMIT-NEED QUESTIONNAIRE
This form is NOT an IWWA Application

Project Address: 37 RIVERSIDE LANE  
Property Owner: THOMAS A. WHITE  
Address: 35 RIVERSIDE LANE  
Contact information - Email or Call Phone: ALD@RVDTI.COM  
Authorized Agent: ANTHONY V. D'ANDREA  
Address: P.O. BOX 549, RIVERSIDE, CT  
Contact information - Email or Call Phone: TONY D'ANDREA ALD@RVDTI.COM

Has there ever been an IWWA application for this site? YES NO Appl #

ACTIVITY: (Circle) Addition Demolition Deck Garage Interior renovations New residence Generator
Tennis Court Pool Site Work/Landscaping Septic Other (specify) P42 APPLIC. (Lot line restra)

Will this activity require an addition to the septic system or a B100a? YES NO

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.

IWWA staff will review the project proposal to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. If an IWWA permit is required, the appropriate permit application packet will be provided.

Do not apply for a Building Permit until this review is complete.

No work may begin until an IWWA permit is issued and/or the “Building Permit Application Sign-Off Sheet” has been signed.

The issuance of a building permit alone does not constitute an authorization to proceed.

As the property owner or authorized agent [ ] I believe the information I have submitted is correct.

Signature ___________________________ Date 11/1/2020

STAFF NOTES

Office Rev Date 1/9/20 Field Inv Date __/__/____ WETWIC? YES NO TIDAL [ ]
Action Required? YES [ ] No If yes, DR AA AR SIA Staff [ ]
Soils Report Date __/__/____ Author ___________________________ Soils ___________________________
Comments ___________________________ Inland Wetlands

IWWA Questionnaire Revised 3/4/2020
PERMIT-NEED QUESTIONNAIRE
This form is NOT an IWWA Application

Project Address: 35 RIVERSIDE LANE
Property Owner: THOMAS A. WHITE
Address: 35 RIVERSIDE LANE
Tax ID: 12-2124/S

Contact Information - Email or Cell Phone: ALD@RVDF.COM
Authorized Agent: ANTHONY D'ANDREA
Address: P.O. BOX 549, RIVERSIDE CT
Contact Information - Email or Cell Phone: TONY D'ANDREA ALD@RVDF.COM

Has there ever been an IWWA application for this site? YES [ ] NO [X]

ACTIVITY (Circle) Addition Demolition Deck Garage Interior renovations New residence General-
Tennis Court Pool Site Work/Landscaping Septic Other (specify) [ ] APPLY.

Will this activity require an addition to the septic system or a B100a? YES [ ] NO [X]

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY

IWWA staff will review the project proposal to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. If an IWWA permit is required, the appropriate permit application packet will be provided.

Do not apply for a Building Permit until this review is complete.

No work may begin until an IWWA permit is issued and/or the "Building Permit Application Sign-Off Sheet" has been signed.

The issuance of a building permit alone does not constitute an authorization to proceed.

As the property owner or, authorized agent [ ] (check one) I believe the information I have submitted is correct.

Signature: [Signature]
Date: 11/1/2020

STAFF NOTES

Office Rev Date: 11/9/2020 Field Inv Date: [ ] WET/WIC? YES [ ] NO TIDAL [ ]
Action Required? YES [ ] NO [ ] If yes, OR AA AR SIA Staff: PM
Soils Report Date: [ ] Author: [ ] Soils: [ ]
Comments: No In situ wetlands

IMWA Questionnaire Revised 3/4/2020
November 2, 2020

Re: Planning and Zoning Commission
Revision of Lot Lines
Dwelling No. 35 and No. 37, Riverside Lane

Dear Adjacent Property Owner:

Our office is representing Thomas A. White and Lori A. White, owners of No. 35 and 37 Riverside Lane in an application to the Greenwich Planning and Zoning Commission seeking approval of a Revision of Lot Lines between their two lots.

This letter serves as written notice of the said application as required by the Planning and Zoning Commission and Sec. 6-14(a)(3) of the Greenwich Building Zone Regulations.

If you have any questions concerning the above matter, please contact our office or the office of the Planning and Zoning Commission.

Sincerely,

ROCCO V. D'ANDREA, INC.

[Signature]

Anthony L. D'Andrea, PE&LS

ALD:adm 20BFP&ZNOTICE

cc: Thomas and Lori White
RESIDENTIAL

Assessment Year 10/01/2015 10/01/2015 10/01/2016 10/01/2017 10/01/2018 10/01/2019 Worksheet

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LAND DATA AND CALCULATIONS

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Supplemental Cards
TRUE TAX VALUE 556800

Supplemental Cards
TOTAL LAND VALUE 556800
### Residential Valuation Record

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### Land Data and Calculations

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### Additional Information
- **Zoning:** R-7 Single Family 7,500 sq.
- **Legal Acres:** 0.2130

**EP20:** 20-5131 Interior & Exterior full renovation 100% Complete

**Supplemental Cards:**
- **TRUE TAX VALUE:** 580600
- **TOTAL LAND VALUE:** 580600
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
Style: Cape
Occupancy: Single family
Story Height: 1.5' + 1
Finished Area: 1386
Attic: None
Basement: None

ROOFING
Material: Asphalt shingles
Type: Gable
Framing: Std for Class
Pitch: Not available

FLOORING
Sub and Joists 1.0, 1.75
Base Allowance 1.0, 1.75

EXTERIOR COVER
Vinyl 1.0, 1.75

INTERIOR FINISH
Normal for Class 1.0, 1.75

ACCOMMODATIONS
Finished Rooms 6
Bedrooms 4

HEATING AND AIR CONDITIONING
Primary Heat: Hot water - gas

PLUMBING
3 Flx, Baths 2 6
Kit Sink 1 1

REMODELING AND MODERNIZATION
Amount Date
Exterior 1 10/01/2020
Interior 1 10/01/2020
Kitchen 1 10/01/2020
Bath Facilities 2 10/01/2020

SPECIAL FEATURES
Description Value
D :BASIC 7420

SUMMARY OF IMPROVEMENTS

Data Collector/Date Appraiser/Date Neighborhood Supplemental Cards
GS 10/01/2018 TOG 10/01/2015 Neigh 130120

Computed Value
240070 6 0 100 100 240100

(LCM: 100.00)
The lots shown on this map were found to be neither a subdivision nor a re-subdivision under Section 6-261 of the Town of Greenwich Subdivision Regulations at the Planning and Zoning Commission meeting held on. This finding does not imply approval of the parcels for purposes of zoning compliance in future development, and they will be subject to review and approval by all applicable Town agencies, which may include but not necessarily be limited to, the following: Building Department, Zoning Enforcement, DMR – Highway, Sewer and Engineering Divisions, and Planning and Zoning.

ZONING LOCATION SURVEY
DEPICTING
REVISION OF LOT LINES
ON PROPERTY AT
35 & 37 RIVERSIDE LANE
IN
RIVERSIDE,
GREENWICH, CONNECTICUT
PREPARED FOR
THOMAS A. WHITE
LORI ANN WHITE

NOTES:
1. PURPOSE OF THIS MAP IS TO DEPICT A REVISION OF LOT LINES PREPARED IN ACCORDANCE WITH CURRENT APPLICABLE SUBDIVISION REGULATIONS OF THE TOWN OF GREENWICH.
2. LOTS ARE SERVED BY THE AQUARIUS WATER COMPANY.
3. THESE LOTS ARE LOCATED WITHIN THE 2000 SEWER BOUNDARY OF THE TOWN OF GREENWICH.
4. DEVELOPMENT OF THE PARCELS DEPICTED ON THIS MAP MAY BE SUBJECT TO REVIEW AND APPROVAL BY THE ZONING ENFORCEMENT OFFICER, THE SEWER AND BUILDING DEPARTMENTS, AND OTHER TOWN DEPARTMENTS THAT MAY HAVE JURISDICTION OVER CONSTRUCTION.

AREA SUMMARY

<table>
<thead>
<tr>
<th>Lot No.</th>
<th>Existing S.F.</th>
<th>Proposed S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>35</td>
<td>7,980</td>
<td>9,240</td>
</tr>
<tr>
<td>37</td>
<td>8,774</td>
<td>1491</td>
</tr>
<tr>
<td>TOTAL</td>
<td>17,254</td>
<td>17,394</td>
</tr>
</tbody>
</table>

1 INCH = 20 FEET
SCALE: 1" = 200'0"