ITEM NO. 1
(1) APPEAL No. PLZE202200009 – 1162 EAST PUTNAM, LLC.

The proposed logo would be 30 inches in height whereas only 18 inches are permitted.

Permission was denied and the applicant is seeking a variance of allowable logo size as provided by section 6-169.
Application to appeal to the Planning and Zoning Board of Appeals

Project Address: 1160 East Putnam Avenue
Tax ID: 407/057

Property Owner: 1162 East Putnam, LLC
Address: 1 Greenwch Office Park S Suite 300, Greenwich, CT 06830

Applicant: Signarama Stamford
Address: 375 Fairfield Ave Stamford CT 06902

Agent name Adam Cohen
Address: 375 Fairfield Ave Stamford CT 06902

1. I (we) hereby appeal to the Planning and Zoning Board of Appeals from the decision of the Zoning Officer whereby the Zoning Officer:

☐ granted or ☐ denied an application to: ☐ Use ☐ Erect ☐ Alter ☐ Add to ☐ Occupy
☐ Land only ☐ Structure or building. Year erected:__________________________ For use as:
☐ Family Residence ☐ Accessory building ☐ Business ☐ Industry ☐ Other____________

2. Title of Subdivision Map:__________________________________________Lot No. 12 & PT 21
Section of Town: 352 Building, Zone: LB Local Business Lot Size: 1.0031

3. PREVIOUS APPEALS have been made with respect to this property as follows:
Application No(s). __________________________ Date(s) __________________________

4. THIS APPEAL RELATES TO: ☐ Use ☐ Yard dimension ☐ Height ☐ No. of family units ☐ Street frontage ☐ Arees ☐ Other
BRIEFLY DESCRIBE APPEAL:
Requesting LED Logo Sign to be 30" circle

5. VARIANCE of the following section(s) of the Building Zone Regulations is (are) requested: East Putnam

a. Strict application of the regulations would produce UNDUE HARDSHIP because:
The max logo height allowed is 18"

b. The HARDSHIP CREATED IS UNIQUE and not shared by all properties alike in the neighborhood because:
We are requesting a 30" wall logo sign

c. The variance would not change the CHARACTER OF THE NEIGHBORHOOD because:
we would create a tasteful sign that compliments the store front facade.

6. A SPECIAL EXCEPTION is requested as authorized by Sections 6-19, 6-20, and 6-164 (signage) of the Building Zone Regulations because:
We are requesting a larger logo sign that is allowed in the town regs

7. THE ISSUANCE OF PERMIT No. _________________________ for the above named premises by the Building Official is
APPEALED because:
Application to appeal to the Planning and Zoning Board of Appeals (cont.)

8. **ALL OWNERS** whose property bounds upon any portion of subject property including that property directly across the street and bounding it:

- **Name:** Beckman Holdings LLC  
  **Mailing Address:** 1171 E Putnam Ave Riverside CT 06878
- **Name:** Dr. Xu  
  **Mailing Address:** 3 Larnina pl. Scarsdale NY 10583
- **Name:** Kesselman Properties LLC  
  **Mailing Address:** 1171 E Putnam Ave Riverside CT 06878
- **Name:** SJA Properties LLC  
  **Mailing Address:** 118 Hillcrest Park Rd Cos Cob CT 06807
- **Name:** 1200 Putnam LLC  
  **Mailing Address:** 16 Shadow Tree Ln Briarcliff Manor NY 10510
- **Name:** DNP Realty LLC  
  **Mailing Address:** 35 Her Kin Rd Greenwich CT 06831

Instructions and Procedures for Application to Appeal to the Planning and Zoning Board of Appeals

Regular meetings of the Board are bi-monthly on Wednesdays at 6:00 pm at Town Hall or such other time or place as the Chairman or Acting Chairman of the board may from time to time determine.

Applications must be typed and filed in triplicate on the original application forms only and each shall be signed by the property owner. If there is also an applicant, the applicant must also sign the application. If there is an agent representing the owner and/or the applicant, the agent must also sign the application. All pertinent questions on the application must be answered and all information required on the form shall be concisely stated. Additional statements may be added if required, in the blank space or on separate sheets. Do not use supplemental sheets unless the application form is filed.

Supporting documents – Applications must be accompanied with three copies of a class A-2 survey by a CT Licensed Land Surveyor, three sets of building plans for a new or existing building, addition, or alteration to a building, a copy of the G.I.S. (Geographical Information System) aerial map, a copy of the current Assessor’s field card, and the appropriate filing fee (checks or credit card). Please note checks payable to the Town of Greenwich. Building plans and surveys submitted with this application may not be larger than 11” x 17” in size. Larger scale drawings may be submitted at the Public Hearing. Applications involving floor area ratio must be accompanied by building floor plans demonstrating the calculated areas.

Notice – The appellant or his agent must submit an affidavit certifying that all abutting property owners have been notified by mail, as evidenced by the Certificate of Mailing, stamped and certified by the U.S. Post office, about said application, concurrent with filing the application to the Planning and Zoning Board of Appeals. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. If topographical conditions are claimed as hardship, the applicant must be prepared with photographs or a topographical survey showing same at the time of the public hearing.

The final date for filing applications shall be nineteen days before the date of a regular meeting, which date will be kept posted in the office of the Board and of the Building Official / Zoning Enforcement Officer. Applications will be heard on a first come first heard, agenda space available basis. Plans approved by the Board cannot be changed. What is presented for approval must be built. Any changes to approved plans will require re-submission to the Planning and Zoning Board of Appeals for a new public hearing. On an application for a re-hearing, the appellant must allege new facts and prove same at the hearing.

Survey Maps accompanying applications pertaining to gasoline filling stations, garages, auto showrooms, and parking lots, in addition to giving the location of building or buildings shall also include the location of any pumps and shall show height and size of signs in addition to location, height and intensity of lights, planting, curbs, sidewalks, street lines, exits and entrances.

The filing fees for all Planning and Zoning Board of Appeals applications shall be: $210 for single and 2 family residential appeals, $260 for appeals of the decisions or orders of the Zoning Enforcement Officer, $360 for appeals for division of non-conforming lots and $650 for all other appeals including review of subdivisions. This includes the $60.00 State of Connecticut mandatory land use application fee effective 10/1/09.

The Board in its discretion may dismiss an appeal (without prejudice) for failure to comply with any of the foregoing rules.

Appellant or his agent must be present at the meeting. Failure to appear may result in the application being dismissed.

---

Owner's Signature: [Signature]  
Applicant's Signature: [Signature]  
Agent's Signature: [Signature]

Application fee paid: [Signature]  
Receipt no.: [Signature]

CT Land Use fee paid: [Signature]  
Receipt no.: [Signature]
Sign Appeal
1162 East Putnam Ave.
Cfcf Coffee Cafe

Notice is hereby given that Cfcf Coffee Cafe has/have filed an application with the Greenwich Planning and Zoning Board of Appeals for signage variance approval for 1162 East Putnam Ave. This appeal is being made in order to allow a 30 inch LED Logo Sign. As an adjoining property owner you are entitled to this notice. You may appear at the Public Hearing of this appeal or send a representative. You may also write to the Planning and Zoning Board of Appeals to express your position on this matter under review if you so choose. The date of the hearing has not yet been determined. Prior to the hearing a legal notice will be published twice in the Greenwich Time newspaper to announce the date and time of the hearing. The appeal and accompanying documents are on file at Greenwich Town Hall. You may review these public records at Town Hall if you wish.

Thank you

Emil Yusufov
Cfcf Coffee Cafe
Affidavit Of Notification of Appeal to Planning and Zoning Board of Appeals

State of Connecticut
: Greenwich

County of Fairfield

I, __Adam Cohen__________________________, being first duly sworn, do hereby certify that on _____1/26/2022__________, I caused to be mailed, postage prepaid, to those persons whose names are set forth on the appeal form (Paragraph 8) attached hereto a copy of the notice Exhibit B. Said persons were the record owners, as of _____1/26/2022________ as shown on the Town Tax Assessor’s Office records of property abutting and across the street from the property belonging to ___________1162 East Putnam Ave LLC____________________ at ___________1160 East Putnam Ave_________________________ for which an application for __Appeal to the Planning & Zoning Board of Appeals__________has been filed with the Greenwich Planning and Zoning Board of Appeals, Town Hall, 101 Field Point Road,

Greenwich, CT 06836.

Signature

Subscribed and sworn to before me on (date) __January 27, 2023________

Notary Public
# IMPROVEMENT DATA

**PHYSICAL CHARACTERISTICS**

**ROOFING**
- Built-up

**WALLS**
- B: 12U
- Frame: No
- Brick: No
- Metal: No
- Guard: No

**FRAMING**
- B: 12U
- Wd Jst: 0 7443 6993 0

**HEATING AND AIR CONDITIONING**
- B: 12U
- Heat: 0 7443 0 0
- Sprink: 0 7443 0 0

---

**IMPROVEMENT DATA**

**Balc (Upper) 252**

1. **Balc 1 s Fr Slab 450**
2. **2 s Fr Slab 6993**
3. **1st Fl - 1162 East Putnam Avenue**
4. **2nd Fl - 1166 East Putnam Ave, Units A-G**

---

**SPECIAL FEATURES**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use</td>
<td>Stry</td>
</tr>
<tr>
<td>MIXER</td>
<td>0.00</td>
</tr>
<tr>
<td>FENC</td>
<td>6.00</td>
</tr>
<tr>
<td>FENCML</td>
<td>6.00</td>
</tr>
<tr>
<td>PAVING</td>
<td>0.00</td>
</tr>
<tr>
<td>ELEVCOM</td>
<td>2.60</td>
</tr>
</tbody>
</table>

**SUMMARY OF IMPROVEMENTS**

- Base Rate: Value
- Features: Value
- Adj: Value
- Size or Area: Value
- Computed Value: Value
- Phys Obsol: Value
- Market %: Value

**TOTAL IMPROVEMENT VALUE**
- 6143700
**Commercial**

**Valuation Record**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assessment Year</strong></td>
<td>10/01/2015</td>
<td>10/01/2015</td>
<td>10/01/2016</td>
<td>10/01/2017</td>
<td>10/01/2018</td>
<td>10/01/2019</td>
<td>10/01/2020</td>
</tr>
<tr>
<td><strong>Valuation</strong></td>
<td>L 3715400</td>
<td>L 3715400</td>
<td>3715400</td>
<td>3715400</td>
<td>3715400</td>
<td>3715400</td>
<td>3715400</td>
</tr>
<tr>
<td><strong>Market</strong></td>
<td>B 529600</td>
<td>B 529600</td>
<td>529600</td>
<td>529600</td>
<td>126300</td>
<td>7917300</td>
<td>7917300</td>
</tr>
<tr>
<td><strong>T 4245000</strong></td>
<td>4245000</td>
<td>4245000</td>
<td>4245000</td>
<td>4245000</td>
<td>3841000</td>
<td>11632700</td>
<td>11632700</td>
</tr>
<tr>
<td><strong>Valuation B 2600780</strong></td>
<td>2600780</td>
<td>2600780</td>
<td>2600780</td>
<td>2600780</td>
<td>3691000</td>
<td>11632700</td>
<td>11632700</td>
</tr>
<tr>
<td><strong>Assessed 2971500</strong></td>
<td>2971500</td>
<td>2971500</td>
<td>2971500</td>
<td>2971500</td>
<td>2689990</td>
<td>8142890</td>
<td>8142890</td>
</tr>
</tbody>
</table>

**Land Data and Calculations**

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Actual Effective Frontage</th>
<th>Prod. Factor</th>
<th>Depth Factor</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Commercial</td>
<td>43693.00</td>
<td>106.29</td>
<td>106.29</td>
<td>4644200</td>
<td>1 -20%</td>
<td>3715400</td>
<td>3715400</td>
<td>3715400</td>
<td>3715400</td>
<td>3715400</td>
</tr>
</tbody>
</table>

**Supplemental Cards**

**TRUE TAX VALUE**

3715400
To: Emil

Company: CFCF Coffee

Job/Details:
- 30” round illuminated storefront logo sign (3” deep) attached to storefront using screws
- cut etched vinyl door logo (9”) & store hours (16” x 10”)

Date: Oct. 5, 2021

Designer/Contact Person: Carmelo

1162 East Putnam Ave., Cos Cob

6.25 SQ FT
30”

6” x 1” notch cut out of bottom of sign to allow light to shine down above doorway

INSTALLATION DETAILS
ROUND LIT SIGN
SCREWS
3”
Visual mockups are for proof purposes only, and final products may vary in final shape, placement, and color depending upon screen settings and provided measurements. Please verify all measurements and specs, prior to final approval. Customer responsible for any and all changes after approval.

To: Emil

Company: CFCF Coffee

Job/Details: 18” or 30” round illuminated storefront logo sign

Date: Sept. 8, 2021

Designer/Contact Person: Carmelo

1162 East Putnam Ave., Cos Cob

NEIGHBORS

Greenwich Music

Putnam Insurance Agency

Greenwich Wine & Spirits

People’s United Bank

across street

on left

on right