MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, January 14, 2015 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Acting Chairman
Arthur Delmhorst, Acting Secretary
Ken Rogozinski
Steven Certilman

ABSENT: David Weisbrod
Lawrence Larson
Ennala Ramcharandas

The following appeals were heard:

**APPEAL No. PLZE201400283**

Appeal of Carmel Academy, 15 Ridgeway Drive, Greenwich. Owner, Camp Gan Israel, applicant, for special exception approval to permit an increase to the amount of children attending the summer camp program located in the RA-2 zone.

This application was withdrawn by the applicant.

**APPEAL No. PLZE201400715**

Appeal of Carmel Academy, 15 Ridgeway Drive, Greenwich. Owner, Camp Gan Israel, applicant, alleging error in the Zoning Enforcement Officer’s issuance of a cease and desist order requiring site plan approval for an expansion of a summer camp use located in the RA-2 zone.

This application was withdrawn by the applicant.

**APPEAL No. PLZE201400950**

Appeal of Ginette Norwood, 54 John Street, Greenwich for a variance of front yard setback to permit the construction of a new entry porch on a dwelling located in the RA-4 zone.

It was unanimously RESOLVED that said appeal be granted on the following grounds:

The Board, after due consideration, finds that hardship due to the location of the existing structure, deficient right of way width combined with the lot’s size and shape. Therefore, the requested variance of front yard setback to permit the construction of a new covered entry is granted from sections 6-203 and 6-205.
The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

APPEAL No. PLZE201400971

Appeal of Jeremy E. Kaye, 49-53 Dingletown Road, Greenwich for a variance of flood zone regulations to permit an addition and alterations to the existing dwelling which projects over the flood zone in the RA-2 zone as well as a request to remove of a previously imposed condition requiring the merger 49 and 53 Dingletown Rd. be removed.

This application was withdrawn by the applicant.

APPEAL No. PLZE201400972

Appeal of Tom S. Ward Trustee, Stephanie & Joseph LaNasa, 54 Byram Drive, Greenwich. Applicant requesting special exception approval to permit the construction of a new pool house located in the RA-1 zone.

It was unanimously RESOLVED that said appeal be granted on the following grounds:

After due consideration, the Board finds that the special exception standards as provided by Sections 6-19, 6-20 and 6-95 of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new 2,805 square foot pool house, as shown on architectural plans drawn by Halper Architects dated 10/21/2014, is granted.

The date of these minutes and rendition date of said decisions is January 26, 2015.

The next regular meeting is scheduled to be heard on January 28, 2015.

Arthur Delmhorst, Acting Secretary