MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, April 27, 2016 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Acting Chairman
Lawrence Larson, Acting Secretary
Arthur Delmhorst
Wayne Sullivan
Ken Rogozinski

ABSENT: David Weisbrod

The following appeals were heard:

**APPEAL No. PLZE201600076**

Appeal of Elm Place, LLC, 19 East Elm Street, Greenwich alleging error in the Zoning Enforcement Officer’s decision to deny the expansion of office into a retail space at a commercial property located in the CGBR zone.

It was unanimously RESOLVED that said appeal be continued:

**APPEAL No. PLZE201600107**

Appeal of John Jay Ginter III, 273 Valley Road, Cos Cob for a variance of rear yard setback to permit the construction of a new accessory building located in the R-12 zone.

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

The Board, after due consideration, finds there is hardship due to the lot’s topography and shape. Therefore, the requested variance of rear yard setback is granted from sections 6-144(b) and 6-205(a) to permit the construction of a new 492.5 square foot accessory structure as shown on architectural plans titled artist studio, drawn by Pacific Coast Architects, dated February 21, 2016 and Survey of property for John Ginter, date stamp received, March 1, 2016.

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. PLZE201600088

Appeal of Pol Adam Berry, 20 Morgan Venue, Greenwich for variances of front and street side yard setback to permit the addition of a second floor and renovation/reconstruction of an existing porch on a dwelling located in the R-7 zone.

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

The Board, after due consideration, finds there is hardship due to the lot’s size combined with it being a corner lot. Therefore, the requested variances front and street side yard setback to permit the addition of a second floor and renovation/reconstruction of an existing porch is granted from sections 6-132 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.

The date of these minutes and rendition date of said decisions is May 9, 2016.

The next regular meeting is scheduled to be heard on May 11, 2016.

Lawrence Larson, Acting Secretary