



**TOWN OF WEST HARTFORD  
ZONING BOARD OF APPEALS  
WEDNESDAY, MAY 27, 2020  
DRAFT MINUTES**

**ROLL CALL: 6:00 PM**

**ATTENDANCE:** Commissioners: Doyle, Harris, Johnson, Morales and Neville; Brian Pudlik, ZEO and Secretary to ZBA, Brittany Bermingham, AZEO

The Zoning Board of Appeals held a virtual public hearing on Wednesday, May 27, 2020, at 6:00 p.m., to hear and act on the following petitions:

**#03-20**      **90 North Main Street** – Petition of Our Children’s Center requesting a variance to Section 177-33 (E)(3) Signs in connection with special use permits authorized by the Town Plan and Zoning Commission which allows a maximum sign area of 25 sf and one (1) sign per lot. Requesting a total variance of 31.1 square feet and for an additional two (2) signs in order to legalize existing legal-nonconforming signs and for the installation one (1) 16 square foot double-sided, freestanding sign per plans on file. **R-6 Zone**

At the virtual meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Johnson made a motion to grant the petition. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances
2. Variance request is minor and will not adversely impact neighboring properties.
3. The daycare center is unaffiliated with the church in which it is located and has an entrance at the rear of the building, so locating the daycare center entry is challenging.

**VOTE: 5-0**      **Voting in favor by roll-call vote were Commissioners: DiMatteo, Doyle, Harris (seated for Commissioner D’Amato), Johnson and Neville**

**Opposed – 0**

**#04-20**      **46 Pleasant Street** – Petition of E. Keren requesting a variance to section 177-20(E), Obstructions in Yards. Requesting a +/- 9 percent (166 square feet) variance to the 25 percent coverage limitation of the required rear yard, for the construction of a new 22’ x 28’ garage, per plans on file. **R-10 zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner DiMatteo made a motion to grant the petition. In reaching its decision, the Board found the following conditions to exist:

1. The applicant was not able to present a legal hardship as rationale for why the variance should be granted.

2. The applicant's objective of replacing an old and dilapidated garage could be accomplished by shifting the garage forward and out of the rear-yard setback, thereby eliminating the need for the variance.

**Voting in favor: None**

**Opposed: Commissioners: DiMatteo, Doyle, Johnson, Morales (seated for Commissioner D'Amato), and Neville**

**VOTE: 0-5; Petition denied.**

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**#05-20**      **36 Haynes Road** – Petition of K. Masse requesting a Special Exception approval in order to maintain a customary home occupation for a "Cottage Food" business as an accessory to the residence per Section 177-49 for a period of one (1) year per plans on file. **R-10 ZONE**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner DiMatteo made a motion to grant the petition. The Board made its decision to grant the petition with the following conditions:

1. This permission is granted for a period of one (1) year. At that time, you will be notified of the requirement to renew this permit. Failure to renew will render this approval void.
2. The hours of operation shall be:  
Tuesday, Friday and Sunday      9:00 a.m.-6:00 p.m. (by appointment only)
3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. Clients must park motor vehicles on site.

**VOTE: 5-0**      **Voting in favor by roll-call vote were Commissioners: DiMatteo, Doyle, Harris (seated for Commissioner D'Amato), Johnson and Neville**

**Opposed – 0**

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- Approval of minutes from the regular meeting held on January 22, 2020 (Motion: Morales; Second: Neville/Approved)
  - Adjournment (Motion: Doyle; Second; Neville/Approved. Meeting adjourned at 8:00 pm)