



**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
THURSDAY, SEPTEMBER 24, 2020
DRAFT MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Commissioners: D’Amato, 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 Thursday, September 24, 2020, at 7:00 p.m., to hear and act on the following petitions:

#10-20 **85 High Farms Road-** Petition of R. Pimsler, requesting a variance to section 177-20(E), Obstructions in Yards. Requesting a +/- 9’ 6” -foot variance to the 35 foot rear yard setback for the construction of a second-floor addition above a sun room that currently projects approximately 9’ 6” into the rear yard setback and is considered to be a legal non-conforming structure. **R-13 ZONE**

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

Commissioner Neville made a motion to grant the petition; Second by Commissioner Harris. 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 proposed addition is a vertical expansion of a legal nonconforming structure and therefore does not further encroach into the rear yard setback.

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

Opposed – 0

#11-20 **138 Shield Street-** Petition of ARTfx Signs, requesting a variance to section 177-33(G)(2) (a)[1][d], Signs, which allows a maximum sign area of 100 square feet for a double-faced freestanding sign and one (1) sign per lot. Requesting a variance for the installation of an additional one (1) double-sided, freestanding sign totaling 63 square feet per plans on file. **IG and BG 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; Second by Commissioner Doyle. 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.

