



**TOWN OF WEST HARTFORD  
ZONING BOARD OF APPEALS  
WEDNESDAY, NOVEMBER 18, 2020  
DRAFT MINUTES**

**ROLL CALL: 6:00 PM**

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

The Zoning Board of Appeals held a virtual public hearing on Wednesday, November 18, 2020, at 6:00 p.m., to hear and act on the following petitions:

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**Opened and Continued Item from the October 21, 2020 Meeting:**

**#14-20** **50-52 Maplewood Avenue- [Petition of M.Miranda](#)**, requesting a variance to section 177-20, obstructions in Yards. Requesting a +/-24.1-foot variance on the north side of the property and a +/-14-foot variance to the south side of the property to the 28.7 foot side yard setback to convert a two-family home to a three-family home. In addition, requesting a variance to section 177-6E, Standards for Multifamily Residence Districts. Requesting an 8% variance to the 20% maximum lot coverage of all buildings and a 1,166 square foot variance to the required 3,000 square foot required lot area per dwelling unit. No new exterior improvements are proposed as part of this application. **RM-3 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 D’Amato. 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 will not adversely impact neighboring properties.
3. The building was used and assessed as a three-family home for a number of years prior to being reevaluated and confirmed by Zoning as a two-family home in 2017.
4. The variance required no changes to the exterior of the building and was only necessary to legalize preexisting, nonconforming elements of the property.

**Voting in favor: Commissioners D’Amato, Doyle, Johnson, Neville and Morales (seated for DiMatteo)**

**Opposed: None**

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

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- Approval of minutes from the regular meeting held on October 21, 2020 (Motion: D’Amato; Second: Morales/Approved)
  - Adjournment (Motion: Morales; Second; Neville/Approved. Meeting adjourned at 6:28 pm)