



**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, OCTOBER 21, 2020
DRAFT MINUTES**

ROLL CALL: 6:00 PM

ATTENDANCE: Commissioners: D’Amato, Doyle, DiMatteo, 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, October 21, 2020, at 6:00 p.m., to hear and act on the following petitions:

#13-20 82 Van Buren Avenue- Petition of M. Regan, requesting a variance to section 177-20, Obstructions in Yards. Requesting a +/- 4’ 4”-foot variance to the 10 foot side yard setback for the construction of a landing and stairs for a new deck. **R-10 ZONE**

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

Commissioner Morales made a motion to grant the petition; Second by Commissioner DiMatteo. 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 rationale for the variance was personal/financial in nature in that the primary reason they are not proposing direct access to the deck from the home is due to the cost of modifying the brick exterior wall to accommodate a door.
3. Because an alternate access to the proposed deck is possible, the homeowner was not being denied reasonable use of the property by denial of the variance.

Voting in favor: Commissioner Morales

Opposed: Commissioners: D’Amato, DiMatteo, Doyle, and Neville

VOTE: 1-4; Petition denied.

#14-20

50-52 Maplewood Avenue- Petition of M.Miranda, requesting a variance to section 177-20, obstructions in Yards. Requesting a 4.6' variance on the north side of the property and a 14.7' variance to the south side of the property to the 28.7' 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**

This item was open and immediately continued to the November 18, 2020 Zoning Board of Appeals Regular Meeting.

VOTE: 5-0

Voting in favor by roll-call vote were Commissioners: D'Amato, DiMatteo, Doyle, Morales and Neville

Opposed – 0

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- Approval of minutes from the regular meeting held on September 24, 2020 (Motion: DiMatteo; Second: Morales/Approved)
 - Adjournment (Motion: DiMatteo; Second; Doyle/Approved. Meeting adjourned at 6:52 pm)