



**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, MARCH 17, 2021
MINUTES**

ROLL CALL: 6:00 PM

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

The Zoning Board of Appeals held a virtual public hearing on Wednesday, March 17, 2021, at 6:00 p.m., to hear and act on the following petitions:

#02-21 **19 Meadowbrook Road-** [Petition of Joy and Ben Braddock](#) (R.O.) requesting a variance to section 177-20E, Obstructions in Yards. Requesting a +/- 16-foot variance to the 30-foot required rear yard setback for the construction of a new deck and stairs. **R-6 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 of the application to exist:

1. The applicant was not able to demonstrate sufficient hardship to justify the amount of variance being requested.
2. The variance was personal in nature as the property currently provides for outdoor living space.
3. An alternate location of a deck was possible, though not as directly from the current living space.

Voting in favor: Commissioners D’Amato and Morales (seated for Johnson)

Opposed: Commissioners: Doyle, Neville, and Harris (seated for DiMatteo)

VOTE: 2-3; Petition denied.

#03-21 **130 Ridgewood Road-** Petition of Lawrence and Linda Chaves (R.O.) to renew a Special Exception for a customary home occupation to operate “L & L Tax Services, LLC” as an accessory use to the residence for a period of five years per section 177-49 of the zoning ordinances and per plans on file. **R-10 zone**

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

Commissioner Harris made a motion to grant the petition; Second by Commissioner Neville. In reaching its decision, the Board found the following conditions to exist:

1. This permission is granted for a period of five (5) years. At that time, the applicant 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:
Monday thru Friday 9:00 a.m.-7:00 p.m.
Saturday and Sunday 9:00 a.m.-5:00 p.m.
3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. Clients shall visit the site by appointment only and must park motor vehicles on site.

Voting in favor: Commissioners Doyle, Neville, Harris (seated for DiMatteo) and Morales (seated for Johnson)

Opposed: none

Abstained: Commissioner D'Amato

VOTE: 4-0; Petition granted.

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- Adjournment (Motion: Neville; Second; Morales/Approved. Meeting adjourned at 7:30 pm)