



**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, MAY 19, 2021
DRAFT MINUTES**

ROLL CALL: 6:00 PM

ATTENDANCE: Commissioners: D’Amato, Doyle, Harris, and LaChance; Brittany Birmingham, ZEO and Secretary to ZBA

The Zoning Board of Appeals held a virtual public hearing on Wednesday, May 19, 2021, at 6:00 p.m., to hear and act on the following petitions:

#05-21 **90 Park Road - [Petition of Y. Okturtor](#)** requesting a Special Exception renewal approval in order to maintain a customary home occupation for a tailoring business as an accessory to the residence per Section 177-49 for a period of five (5) years per plans on file. **BG 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 LaChance. In reaching its decision, the Board found the following conditions of the application 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: 10:00 a.m.-6:00 p.m.; **Saturday:** 10:00 a.m.-6:00 p.m; **Closed on Sunday**
3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. No overlapping of customers is permitted
5. A sign not to exceed one square foot is permitted.

Voting in favor: Commissioners D’Amato, Doyle, Harris, and LaChance (seated for Johnson)

Opposed: None

VOTE: 4-0; Petition granted.

#06-21 **51 Fairlee Road- [Petition of D. Slap](#)** (R.O.) requesting a variance to section 177-20 D. (4). Requesting a +/- 5-foot variance for the projection of an open front porch beyond the veranda line along Sedgwick Road. **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 D’Amato. In reaching its decision, the Board found the following conditions of the application to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. The variance will not adversely impact neighboring properties.
3. The home is on a corner lot making it subject to two front setbacks that restrict buildable area.
4. The variance request will not result in a further southerly encroachment towards Sedgwick Road beyond what is existing.

Voting in favor: Commissioners D’Amato, Doyle, Harris, and LaChance (seated for Johnson and DiMatteo)

Opposed: None

VOTE: 4-0; Petition granted.

#07-21 **58 Montclair Drive- [Petition of P. and C. Calcaterra](#)** (R.O.) requesting a variance to section 177-20 D., Obstructions in Yards. Requesting a +/- 4-foot variance to the building line along Montclair Drive for the construction of an addition. **R-6 zone**

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

Commissioner D’Amato 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. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. The variance will not adversely impact neighboring properties.
3. The home is on a corner lot making it subject to two front setbacks that restrict buildable area.
4. The home is subject to a building line setback change on the Montclair Drive side of the home, further restricting the buildable area on the property.

Voting in favor: Commissioners D’Amato, Doyle, Harris, and LaChance (seated for Johnson)

Opposed: None

VOTE: 4-0; Petition granted.

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- Approval of minutes from the regular meeting held on April 21, 2021 (Motion: Doyle; Second: D'Amato/Approved)
 - Adjournment (Motion: Doyle; Second; D'Amato/Approved. Meeting adjourned at 6:44 pm)