

Issued: 1.5.22

**ZONING BOARD OF APPEALS REGULAR MEETING & PUBLIC HEARING AGENDA
WEDNESDAY, JANUARY 19th, 2022
VIRTUAL MEETING**

VIRTUAL MEETING VIEWING INSTRUCTIONS:

Members of the public can view the meeting live on YouTube at https://youtu.be/GcB3poZMY_Q or on West Hartford Community Television at www.whctv.org and www.youtube.com/whctv5. The meeting is also being recorded for on-demand viewing and will be available on the Town’s website for at least 45 days.

AUDIO COMMENT:

Any interested person(s) may participate in real-time by calling:

1 (408) 418-9388 and using the following Access Code: 2336 103 0967, at 6:00 pm. Participants using caller ID blocking will not be permitted to participate. Participants will be called on in the order in which their call was received. When prompted by the Chair and/or Moderator, participants will have the permission to speak on matters germane to the hearing.

WRITTEN COMMENT:

Any interested person(s) may submit a written comment via email to comment.tpz@westhartfordct.gov or via mail attention: Town Plan & Zoning Commission, Town Plan and Zoning Office, Room 214, Town Hall, 50 South Main Street, West Hartford, CT 06107.

Written comments will be made part of the record at the January 19, 2022 public hearing and posted on the Town’s website. In order to be included as part of the record, comments must meet the following requirements:

- Comments must be received no later than 3:30 PM on January 19, 2022.
- The “subject” of the email shall be: “[Application # and Address], ZBA January 19th Public Hearing”.
- The body of the email must begin with the interested person(s) full name and street address.
- Comments must be germane to the application and no longer than 500 words.

Agenda

CALL TO ORDER/ROLL CALL: 6:00 P.M.

COMMUNICATIONS:

8 Colonial Street – Application (#03-22) of Petition of B. Eskenazi (R.O.) requesting to formally withdraw the variance application item #03-22 in New Business below.

NEW BUSINESS:

#01-22 **29 Mayflower Street** - [Petition of Rachel Benyair](#) (R.O.) requesting a Special Exception approval in order to maintain a customary home occupation for a Reiki business as an accessory to the residence per section 177-49 for a period of one (1) year per plans on file. **RM-3 Zone**

- [Written Comment](#) 1.11.21

#02-22 **67 Somerset Street** - [Petition of C. Neville](#) (R.O.) requesting to renew a Special Exception for a customary home occupation to operate a law office as an accessory use to the residence for a period of three years per section 177-49 of the zoning ordinances and per plans on file. **R-6 Zone**

- [Original Application Materials](#)

#03-22 **8 Colonial Street** - Petition of B. Eskenazi (R.O.) requesting a variance to section 177-20 (D), Obstructions in Yards. Requesting a +/- 10-foot variance to the 35-foot Building Line for the addition of one parking space. **RM-3 Zone**

- [Withdrawal Request](#) 1.12.21

#04-22 **300 Bloomfield Avenue** - [Petition of New England Jewish Academy, Inc.](#) (R.O.) requesting a variance to section 177 Attachment 3, "Maximum Horizontal Dimension per Building." Requesting a 52.5-foot variance to the 250-foot horizontal dimension requirement for the construction of an addition. **R-20 and R-13 Zones**

- [Narrative](#)
- [Neighborhood Outreach](#)
- [GIS Wetlands Map](#)
- [Proposed Buffering Sketch](#)
- [Elevation Information](#)
- [Plan](#)
- [Hearing Presentation](#)
- [Written Comment](#)
- [Written Comment 1.18.22 with GIS mapping](#)

Regular meeting of the Zoning Board of Appeals following the presentation of petitions:

1. Discussion and vote on each petition
2. Approval of minutes from the regular meeting held on [December 15, 2021](#)
3. Adjournment

ALL INTERESTED PERSONS ARE INVITED TO ATTEND.

"ANY INDIVIDUAL WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANCE TO PARTICIPATE IN A MEETING OR PUBLIC HEARING SHOULD CONTACT SUZANNE OSLANDER, DEPARTMENT OF SOCIAL SERVICES, 860-561-7580 SEVEN DAYS PRIOR TO THE MEETING OR PUBLIC HEARING."