



**TOWN OF WEST HARTFORD  
ZONING BOARD OF APPEALS  
WEDNESDAY, JANUARY 19, 2022  
MINUTES**

**ROLL CALL: 6:00 PM**

**ATTENDANCE:** Commissioners: D’Amato, DiMatteo, Doyle, Harris, and Alternates  
LaChance, Boorman, Levesque; Brittany MacGilpin, Zoning Enforcement  
Officer

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

**#03-22**      **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.

Commissioner DiMatteo made a motion to receive the communication; Second by Commissioner Harris.

**Voting in favor: Commissioners Doyle, D’Amato, DiMatteo and Harris**

**Opposed: None**

**VOTE: 4-0; Petition granted.**

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**#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**

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 granted the petition with the following conditions:

1. This permission is granted for a period of one (1) year. 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.-2:00 p.m. and 4:00 p.m. – 7:00 p.m 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. Client parking is to be on-site at the property.
5. There will be no non-resident employees permitted.
6. No signage will be permitted.

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

**Opposed: None**

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

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**#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**

Commissioner Doyle made a motion to grant the petition; Second by Commissioner Harris. In reaching its decision, the Board granted the petition with the following conditions:

1. This permission is granted for a period of three (3) year. 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            7:00 a.m.-12:00 a.m.  
Saturday and Sunday        7:00 a.m.-12:00 a.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 D’Amato, DiMatteo, Doyle, Harris and LaChance (seated for Johnson)**

**Opposed: None**

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

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**#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**

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 findings 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 residential zone the building is located in restricts the horizontal dimension of the commercial building, a restriction that commercial buildings in business and industrial zones do not have to adhere.
3. Characteristics of the land such as topography, flood zone and upland wetland regulated areas restricts the buildable area of the site.
4. The applicant stated on record that neighborhood concerns that were raised regarding the proposed project during the January 19, 2022 ZBA public hearing will be reviewed and discussed further at the required public hearing of the Town Planning and Zoning Commission.

**Voting in favor: Commissioners D'Amato, DiMatteo, Doyle, Harris, and Boorman (seated for Johnson)**

**Opposed: None**

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

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- Minutes for the December 15, 2021 meeting were approved. (Motion/D'Amato; Second/Doyle)
  - Adjournment at 7:47 p.m. (Motion/Harris; Second/Doyle)