



Issued: March 7, 2022

**ZONING BOARD OF APPEALS  
REGULAR MEETING & PUBLIC HEARING AGENDA  
WEDNESDAY, MARCH 16TH, 2022  
VIRTUAL MEETING**

**VIRTUAL MEETING VIEWING INSTRUCTIONS:**

Members of the public can view the meeting live on YouTube at [https://youtu.be/Hq4fNfHc\\_M0](https://youtu.be/Hq4fNfHc_M0) or on West Hartford Community Television at [www.whctv.org](http://www.whctv.org) and [www.youtube.com/whctv5](http://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:** 2339 534 9908, 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](mailto:comment.tpz@westhartfordct.gov) or via mail attention: 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 March 16, 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 March 16, 2022.
- The "subject" of the email shall be: "[Application # and Address], ZBA March 16th 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.**

### **NEW BUSINESS:**

**#08-22**      **51 Brookside Boulevard** - [Petition of M. Towne, Junior League of Harford](#), requesting a variance to Section 177-6, Schedule of Permitted Accessory uses, to use the property as a Decorator Showhouse for three weeks as a fund raising project per plans on file.      **R-**

**13 Zone**

- [GIS Map](#)
- [Engineering & PD Staff Comments](#) 3.7.22
- [Engineering Staff Comments with Parking Information](#) 3.11.22
- [9 West Hill Drive Variance](#)
- [Outreach Letter](#)
- [Responses to Outreach Letter](#)

**#05-22**      **983 New Britain Avenue** - [Petition of West Hartford No. 1, LLC](#) (R.O.) is requesting multiple variances per plans on file, to section 177-33 Signage, including section 177-33(G)(2) (a)[1][a], which limits the size of total attached and freestanding signage for the property and section 177-33(G)(2) (a)[1][d], which limits the size of the freestanding signage for the property. **BG Zone**

**#09-22**      **15 Bishop Road** - [Petition of Jay and Gail Costello](#) (RO), requesting a variance to section 177-20 E, Obstructions in yards, which limits accessory buildings to 25% of the required rear yard. Requesting a variance of +/- 250 s.f. to construct a +/- 700 s.f. garage or approximately 39% of the required rear yard. **R-6 Zone**

- [Request to Continue to the April 20<sup>th</sup> Meeting.](#)

**#10-22**      **96-98 South Quaker Lane** - [Petition of M. Kritzman, MHAC Homes, Inc](#) (RO), requesting variances to Section 177-6 (E), Standards for Multifamily Residence Districts. Requesting a +/-26.1' side yard variance to the required 34' setback and a +/-1.5% variance to the 20% lot coverage requirement to construct an addition at the rear of the home. **RM-3 Zone**

### **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 [February 16, 2022](#)
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."***