



**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, MARCH 16, 2022
MINUTES**

ROLL CALL: 6:00 PM

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

The Zoning Board of Appeals held a virtual public hearing on Wednesday, March 16, 2022, at 6:00 p.m., to hear and act on the following petitions:

#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**

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

Commissioner Doyle made a motion to grant the petition with proposed conditions; 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. Granting of the variance included the agreed upon Conditions of Approval (attached) and will be filed on the land records with the variance approval document.

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

Opposed: None

VOTE: 5-0; Petition granted.

#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**

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

Commissioner DiMatteo made a motion to grant the petition; Second by Commissioner Johnson. 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 amount of street frontage for the property restricts the size of the freestanding sign.
3. The size of freestanding sign that was proposed is smaller in square footage than what is currently at the property and will legalize a non-conforming structure.
4. Due to the distance of the building from New Britain Avenue, visibility of storefront signage from the street is more difficult.

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

Opposed: None

VOTE: 5-0; Petition granted.

#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**

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

Commissioner Johnson made a motion to grant the petition; Second by Commissioner Doyle. 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 requires a side yard setback that restricts buildable space on the property.
3. Because of the restrictive setbacks for the zone, similar variances for this neighborhood have been granted in the past.

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

Opposed: None

VOTE: 5-0; Petition granted.

- Minutes for the January 19, 2022 meeting were continued to the next regularly scheduled meeting on April 20, 2022 (Motion/Johnson; Second/D’Amato)
- Adjournment at 7:22 p.m. (Motion/DiMatteo; Second/Harris)