



**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, MAY 18, 2022
MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Commissioners: DiMatteo, Johnson, Harris; Alternates: Levesque; Brittany MacGilpin, Zoning Enforcement Officer; Robert Gosselin, Planning & Zoning Technician

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford on Wednesday, May 18, 2022, at 7:00 p.m., to hear and act on the following petitions:

#12-22 **114 Somerset Street** - Petition of Marcia Brubeck (R.O.) requesting a Special Exception for a customary home occupation to operate a psychotherapist office as an accessory use to the residence for a period of one-year per section 177-49 of the zoning ordinances and per plans on file. **R-6 Zone**

At the regular 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 Harris. In reaching its decision, the Board granted the petition with the following conditions:

1. This permission is granted for a period of one (1) 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:** 11:00 a.m.-6:00 p.m.
3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. Customer 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 DiMatteo, Johnson, Harris and Levesque (seated for D'Amato)

Opposed: None

VOTE: 4-0; Petition granted

#13-22 **2 Chesterfield Lane** - Petition of Thomas Hutton (R.O.) requesting a variance to section 177-6D, Standards for the One-Family Residence Districts. The applicant is requesting +/- 9'2" variance to the required side yard setback to construct a breezeway that connects the detached garage to the main home per plans on file. **R-20 Zone**

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

Commissioner Johnson made a motion to approve the variance; Second by Commissioner Levesque. In reaching its decision, the Board granted the petition with the following findings:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. The breezeway will create an additional safety measure for those traveling from the garage to the home.
3. There is a regulated wetland area and flood zone located in the front yard of the property that restricts the location of the garage.

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

Opposed: None

VOTE: 4-0; Petition granted.

#14-22 **1 Scarsdale Road** - Petition of John and Coreen Sunde (R.O.) requesting a variance to section 177-20 D, obstructions in yards. The applicant is requesting to construct an approximately 8' x 10' shed +/-10-feet forward of the building line. **R-10 Zone**

Commissioner DiMatteo made a motion seconded by Commissioner Johnson, to postpone the application to the next regularly scheduled ZBA meeting on June 15, 2022 as per the applicant's request.

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

Opposed: None

VOTE: 4-0; Request for postponement granted.

- Minutes for the April 20, 2022 regular meeting were approved. (Motion/Johnson; Second/DiMatteo)
- Adjournment at 7:29 p.m. (Motion/DiMatteo; Second/Harris)