



**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, JUNE 15, 2022
MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Commissioners: D’Amato, Doyle, Johnson, Harris; Alternates: Boorman, 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, June 15, 2022, at 7:00 p.m., to hear and act on the following petitions:

#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** (This item was opened and immediately continued to the June 15th, 2022 meeting)

At the regular 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 Doyle. 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 home is on a corner lot making it subject to two front yard setbacks, which restricts the usable yard area.
3. The current plantings at the home will provide visual screening of the proposed shed.

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

Opposed: Doyle

VOTE: 4-1; Petition granted

#15-22 **22 Montclair Drive-** [Petition of Eleta Jones](#) (R.O.) requesting a Special Exception renewal for a customary home occupation to operate a career counseling office as an accessory use to the residence for a period of five-years 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 Doyle made a motion to approve the variance; 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 five (5) 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 Thursday:** 9:00 a.m.-8:30 p.m.; **Friday:** 9:00a.m.-5 p.m; **Saturday:** 9:00 a.m- 2:00 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. Non-resident employees are not permitted.
6. Signage for the business is not permitted.

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

Opposed: none

VOTE: 5-0; Petition granted.

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- Minutes for the April 20, 2022 and May 18, 2022 regular meeting were approved. The February 16, 2022 minutes were continued to the next regularly meeting on July 20, 2022.
 - Adjournment at 7:18 p.m.