



**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, JULY 20, 2022
MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Commissioners: D’Amato, Doyle, DiMatteo; 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, July 20, 2022, at 7:00 p.m., to hear and act on the following petitions:

#17-22 **96-98 South Quaker Lane** - [Petition of M. Kritzman, MHAC Homes, Inc](#) (RO), requesting a variance to Section 177-6 (E), Standards for Multifamily Residence Districts. Requesting a +/-25.8’ side yard variance to the required 34’ side yard setback to install two air compressors and one home generator behind the recently approved variance for a rear addition per plans on file. **RM-3 Zone**

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

Commissioner Boorman 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 residential zone the building is located in requires a side yard setback that restricts buildable space for any type of structure on the property.
3. A variance for an addition on this property was recently approved at the March 16, 2022 ZBA regular meeting and the removal of the air compressors and home generator for the property was an oversight and should have been included with this variance.

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

Opposed: none

VOTE: 5-0; Petition granted

Permit Waiver Request for 96-98 South Quaker Lane Application- [Request by M. Kritzman, MHAC Homes, Inc](#) (RO) of a fee waiver to variance application, Petition #17-22, as per [177-50, M. Fees.](#)

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 grant the fee waiver request; Second by Commissioner Levesque.

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

Opposed: none

VOTE: 5-0; Request granted

#18-22 **142-144 Brace Road- [Petition of A. Owsiak](#)** (RO), requesting a variance to Section 177-6 (E), Standards for Multifamily Residence Districts. Requesting a 20.5’ side yard variance to the required 24.5’ side yard setback to construct a second-floor deck in the rear of the home per plans on file. **RM-3R Zone**

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

Commissioner D’Amato made a motion to approve the variance; Second by Commissioner Boorman. In reaching its decision, the Board granted the petition with the following conditions:

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. The location of the deck would be in line with the current structure and not closer to the side property line and would not be visible from the street.

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

Opposed: none

VOTE: 5-0; Petition granted.

- Minutes for the June 20th, 2022 regular meeting were approved. The February 16, 2022 minutes were continued to the next regularly meeting on September 21, 2022.
- Adjournment at 7:20 p.m.