

Issued: January 13, 2023

**ZONING BOARD OF APPEALS
REGULAR MEETING & PUBLIC HEARING AGENDA
WEDNESDAY, JANUARY 18, 2023
7:00 P.M., TOWN HALL, COUNCIL CHAMBERS, ROOM 314**

[Legal Notice](#)

AGENDA

CALL TO ORDER/ROLL CALL: 7:00 P.M.

NEW BUSINESS:

#01-23 **14 Coolidge Road** - [Petition of Mark Rosenblit](#) (R.O.) requesting a Special Exception renewal for a customary home occupation to operate a law office as an accessory use to the residence for a period of five (5)-years per section 177-49 (C) of the zoning ordinances and per plans on file. **R-13 Zone**

- [2018 Special Exception Renewal](#)
- [2013 Special Exception Renewal](#)

#02-23 **69 North Main Street** - [Petition of Kenneth Sleight](#) (R.O.) requesting a Special Exception renewal for a customary home occupation to operate a counseling/psycho-therapy office as an accessory use to the residence for a period of five (5)-years per section 177-49 (C) of the zoning ordinances and per plans on file. **R-6 Zone**

- [Previous Special Exception Renewal](#)

#03-23 **29 Mayflower Street** - [Petition of Rachel Benyair](#) (R.O.) requesting a Special Exception renewal for a customary home occupation to operate a Reiki business as an accessory use to the residence for a period of five (3)-years per section 177-49 (C) of the zoning ordinances and per plans on file. **RM-3 Zone**

- [Previous Special Exception Application](#)

#25-22 **110 Kingswood Road** - [Petition of Christopher & Taylor Shea](#) (R.O.), requesting a variance to Section 177-20 Obstructions in yards. Requesting a +/- 9.6-foot variance to the required 40-foot Building Line setback off of Outlook Avenue to construct an addition on the western side of the home per plans on file. **R-6 Zone**

- [Plans](#)
- [Public Written Comment 1.13.23](#)

#04-23 **45 Ten Acre Lane** - [Petition of Catherine & Gregory Weaver](#) (R.O.), requesting a variance to Section 177-37.3 Alternative energy systems, specifically 177-37.3C(3)(b)[2] which states that ground mounted solar system structures are permitted in rear yard only. Requesting a variance to allow such structures outside of a rear yard area, as subject lot is a through-lot without a required rear yard or a rear yard as defined. Proposed solar system to be South-East of the home per plans on file. **R-20 Zone**

- [Plans](#)
- [Public Written Comment](#) 1.13.23
- [Site Photos](#)
- [1975 Fence Variance](#)

Regular meeting of the Zoning Board of Appeals following the presentation of petitions:

1. Discussion and vote on each petition
2. Discussion and vote on the [2023 ZBA regular meeting calendar](#)
3. Discussion and vote on the [ZBA Bylaws](#)
4. Election of ZBA Officers for 2023
5. Approval of minutes from the regular meeting held on [October 19, 2022](#)
6. Adjournment

ALL INTERESTED PERSONS ARE INVITED TO ATTEND.

“Anyone requiring auxiliary aid or service for effective communication or modification of policies or procedures to participate in a meeting, service, program or activity of the Town of West Hartford, should contact Suzanne Oslander, ADA Coordinator, at suzanneo@westhartfordct.gov or (860) 561-7580, as soon as possible, preferably seven days beforehand.”