

Issued: July 7, 2023

**ZONING BOARD OF APPEALS  
REGULAR MEETING & PUBLIC HEARING AGENDA  
WEDNESDAY, JULY 19, 2023  
7:00 P.M., TOWN HALL, COUNCIL CHAMBERS, ROOM 314**

[Legal Notice](#)

**AGENDA**

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

**COMMUNICATION ITEM:**

**#10-23**     **18 Ledyard Road** - Petition of Jack Kemper, Kemper Associates Architects, LLC, on behalf of Louisa & Nicholas Walsh (RO), [requesting to formally receive and set the public hearing](#) for their associated variance application at the September 20, 2023 ZBA Meeting.

**NEW BUSINESS:**

**#10-23**     **18 Ledyard Road** - [Petition of Jack Kemper, Kemper Associates Architects, LLC, on behalf of Louisa & Nicholas Walsh](#) (RO), requesting a variance to Section 177-20 B. Obstructions in yards to allow for over the 25% of wall length requirement. Variance requests bay window to be 59% of associated wall for a 12'4" bay window which +/- 6.08' over the allowed length, per plans on file. **R-20 Zone**

- [Narrative](#)
- [Site Photos](#)
- [Site Plan](#)
- [Architectural Plans](#)

**#11-23**     **11 Eastview Street** - [Petition of James Wolf, Wolfworks, Inc., on behalf of Heather & John Flynn Jr.](#) (R.O.) requesting a variance to the 2.5 story limitation for the construction of an attic dormer at the rear of the building thereby creating a third story, per plans on file. **R-10 Zone**

- [Narrative](#)
- [Half Story Calculation Diagram](#)
- [Property Cards of Other Houses in the area](#)
- [Building Permit Plans](#)
- [Neighborhood Aerial Images](#)
- [43 Van Buren 2019 Variance](#)

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

1. Discussion and vote on each petition
2. Approval of minutes from the regular meeting held on [May 17, 2023](#)
3. 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](mailto:suzanneo@westhartfordct.gov) or (860) 561-7580, as soon as possible, preferably seven days beforehand.”