

**WEST HARTFORD ZONING BOARD OF APPEALS
NOTICE OF DECISION**

The Town of West Hartford Zoning Board of Appeals, at the regularly scheduled meeting on Wednesday, September 20, 2023, took the following actions:

VARIANCES APPROVED:

- #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.(This item was received at the July 19, 2023 meeting and set for hearing at the September 20, 2023 meeting) **R-20 Zone**
- #12-23** **1137 New Britain Avenue** – Petition of Elmwood Property Holdings, LLC, (RO), requesting a variance to Section 177-20 (D) to allow a gas station canopy to extend +/- 14.2' beyond the 15' Building Line Setback for this section of New Britain Avenue, per plans on file. **BC/TND Zone**
- #13-23** **29 Wampanoag Drive – Northwest Catholic High School** – Petition of Christopher Adams, Adams Ahern Sign Solutions, Inc. on behalf of Northwest Catholic High School Corporation, (RO), requesting a variance to Section 177-33 (E) (3) Signs in connection with special use permits authorized by the Town Plan and Zoning Commission which allows a maximum sign area of 25 SF and one (1) sign per lot. Northwest Catholic currently has 18 signs with an approximate aggregate square footage of 414 square feet. This application is for an additional 11 signs with an aggregate square footage of 61.5 square feet. The intent of this variance is to improve traffic on site with new directional signage. All information per plans on file. **R-13 Zone.**

The final approved plans and the applications related to the above items are available for public review by sending an email request to robert.gosselin@westhartfordct.gov or calling 860.561.7554 to schedule a review appointment.

The effective date of this action is October 7, 2023.

Angelo DiMatteo, Chairman ZBA
Robert Gosselin, ZBA Secretary

Dated September 20, 2023
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