

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

The Town of West Hartford Zoning Board of Appeals, at the regular meeting on Wednesday, June 26, 2024, took the following action:

SPECIAL EXCEPTION APPROVED:

#07-24 **98 Walbridge Road** – Petition of Amy Charney, (RO), requesting a Special Exception approval for a customary home occupation to operate a counseling/psycho-therapy office as an accessory use to the residence for a period of one (1)-year per section 177-49 (C) of the zoning ordinances and per plans on file. **R-10 Zone**

VARIANCES APPROVED:

#09-24 **2 Boswell Road** - Petition of Kasey LaFlam & Evan Wilner (R.O.), requesting two variances to Section 177-20 Obstructions in yards. Requesting a +/- 7.7-foot variance to the required rear yard setback from the North property line and a +/- 1 foot variance to the required side yard setback off of the East property line. Request is to construct a 2 story addition with a first floor garage and second floor finished area off of the North-East corner of the house. **R-10 Zone**

#10-24 **3115 Albany Avenue** – Petition of Deercliff Land Preservation Trust, Inc. (R.O.), requesting two variances to Section 177-6D Standards for the One-Family Residence District. Requesting a variance to create an additional story on top of an existing two and a half story building to expand and create habitable space in an existing observatory. Additionally building previously received a variance to have a height of 42.17', above the 35' height requirement, however due to the proposed expansion a new variance is required as the building height will increase to 42.34'. **R-80 Zone**

The final 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 July 13, 2024.

Mike D'Amato, Chairman ZBA
Robert Gosselin, ZBA Secretary

Dated June 27, 2024
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