

Issued: September 13, 2024

**ZONING BOARD OF APPEALS
REGULAR MEETING & PUBLIC HEARING AGENDA
WEDNESDAY, SEPTEMBER 18, 2024
7:00 P.M., TOWN HALL, COUNCIL CHAMBERS, ROOM 314**

[Legal Notice](#)

AGENDA

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

NEW BUSINESS:

#11-24 **46 Old Stone Crossing** - Petition of Brian St. Pierre, Insite Design Group, on behalf of Brook Goff & Angeline Ioannou (R.O.), requesting a variance to Section 177-20 Obstructions in yards. Requesting a +/- 6.8' variance to the required 25' side yard setback off of the south-easterly property line, to construct an approximately 15' x 19.8' addition on the South side of the home. Per plans on file. **R-80 Zone**

- ***Request to Withdraw***

#12-24 **55 Mozart Street** – [Petition of Robert B. Hurd, Architect](#), on behalf of Susana Vieira, (RO), requesting a variance to Section 177-20 Obstructions in yards. Requesting a +/- 11.09' variance to the required 30' rear yard setback off of the south property line. Variance is in attempt to legalize work that was done without a permit. Per plans on file. **RM-3R Zone**

- [Narrative](#)
- [Architectural Information](#)
- [Response to staff comments](#) 9.17.24 **Late Item**
- [Survey](#)
- [Site Photos](#)

#13-24 **62 Blue Ridge Lane** – [Petition of Rachel Benyair](#), (RO), requesting a Special Exception approval for a customary home occupation to operate a Reiki business 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-13 Zone**

- [Narrative](#)
- [Floor Plan](#)
- [Written Comment in Opposition](#) ***Late Item**
- [Site Plan](#)
- [Written Comment in Support](#) ***Late Item**

Regular meeting of the Zoning Board of Appeals:

1. Discussion and vote on each petition
2. Approval of minutes from the Regular Meeting held on [July 24 2024](#)
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 or (860) 561-7580, as soon as possible, preferably seven days beforehand.”