



**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, December 18th, 2024
REGULAR MEETING
MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Chair: D’Amato; Vice Chair: Harris; Commissioners: Robinson, Thompson, and Kalvaitis; Staff: Sam Santaniello, Zoning Enforcement Officer. Robert Isner, Assistant Zoning Enforcement Officer.

The Zoning Board of Appeals met in Room 314, 50 South Main Street, West Hartford on Wednesday, December 18th, 2024, at 7:00 p.m., to act on the following items:

New BUSINESS/PUBLIC HEARING:

#14-24 **9 Squirrel Hill Rd** - Petition of Sean M Caffyn, requesting a variance to Section 177-20 Obstructions in yards. Requesting a +/- 28’ variance to the required 40’ Building Line setback off of the western property line, to construct an approximately 12’ x 16’ shed on the west side of the home. Per plans on file. **R-40 Zone**

By motion of Commissioner Harris and seconded by Commissioner Thompson, **Public Hearing Closed; Vote 5-0**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Thompson made a motion to approve the variance; Second by Commissioner Kalvaitis. During its discussions and deliberations on this matter, the board made the following findings:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. The variance request will not adversely impact neighboring properties as the request is minor in nature
3. The applicant was able to demonstrate hardship. The lot itself is uniquely configured compared to others in town and due to the lot having the building line wrap around three quarters of the property as well as the lot being sloped placement of the shed would be difficult. **Voting in favor:** Commissioners D’Amato, Robinson, Kalvaitis, Thompson, Harris.

Opposed: None

Vote: 5-0 Variance Granted

#15-24 **28 North Main St** – Petition of Matt Haskell, Architect, on behalf of North Main Holdings LLC, requesting a variance to Section 177-33H(2)(a)[3] stating signs must be set 15 ft from the street line. Requesting a +/-10.5’ variance to the required 15’ street line setback off of the western property line to place a 16sqft Illuminated D/F sign. Per plans on file. **RO Zone**

By motion of Commissioner D’ Amato and seconded by Commissioner Thompson, At the request of the Petitioner the Variance request was moved to the January 15th 2025 regular meeting. **Public Hearing Continued; Vote 5-0**

Opposed: None

1. Approval of minutes from the regular meeting held on September 18th, 2024
 - Motion: Commissioner D’ Amato; Seconded by Commissioner Harris; Approved: 5-0

2. Adoption of the 2025 Regular Meeting Calendar
 - Motion: Commissioner D’ Amato, Seconded by Commissioner Thompson, Approved 5-0

3. Election of ZBA Officers for 2024
 - Commissioner Thompson made a motion for Commissioner D’Amato for Chairman; Seconded by Commissioner Harris; Commissioner D’ Amato abstained from voting. Approved 4-0.
 - Commissioner D’Amato made a motion for Commissioner Harris for Vice Chairman; Second by Commissioner Kalvaitis; Commissioner Harris abstained from voting. Approved 4-0

4. Adjournment: 7:23pm