

Issued: January 9, 2025

**ZONING BOARD OF APPEALS
REGULAR MEETING & PUBLIC HEARING AGENDA
WEDNESDAY JANUARY 15th, 2025
7:00 P.M., TOWN HALL, COUNCIL CHAMBERS, ROOM 314**

[Legal Notice](#)

AGENDA

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

OLD BUSINESS

#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**

[28 North Main Street Application Materials](#) *This link contains the following:*

- **Application Form**
- **Site Plan**
- **Site Photo**
- **Architectural Plans**
- **Narrative**

NEW BUSINESS:

#01-25 **31 West Maxwell Drive** - Petition of Claudia Martin-Nungaray, requesting a Special Exception approval for a customary home occupation to operate a home bakery 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**

[31 West Maxwell Drive Application Materials](#) *This link contains the following:*

- **Application Form**
- **Narrative**
- **Site Photos**
- **Qualifications**
- **Cottage Food License**
- **Site Plan**
- **Floor Plan**
- **Menu**
- **Certificates**

#02-25 **158 Brewster Road** – Petition of Debra M Borrero, 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**

[158 Brewster Road Application Materials](#) *This link contains the following:*

- Application Form
- Site Plan
- Floor Plan
- Letter of Support
- Narrative
- Site Photos
- Qualifications
- Certificate

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 [December 18th, 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.”