Zoning Board of Appeals
Town of West Hartford – Department of Community Development
50 South Main Street, Room 214, West Hartford, CT 06107
P: (860) 561-7555 www.westhartfordct.gov

Issued: January 30th, 2025

ZONING BOARD OF APPEALS
REGULAR MEETING & PUBLIC HEARING AGENDA
WEDNESDAY FEBUARY 12th, 2025
7:00 P.M., TOWN HALL, COUNCIL CHAMBERS, ROOM 314

Legal Notice

AGENDA

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

OLD BUISNESS

#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**
- **Narrative**

- **Site Plan**
- **Floor Plan**
- **Letter of Support**
- **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."