Zoning Board of Appeals
Town of West Hartford – Department of Community Development
50 South Main Street, Room 208, West Hartford, CT 06107
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TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, JULY 16th, 2025
REGULAR MEETING
MINUTES

ROLL CALL: **7:05 PM**

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

At this meeting alternate Robinson was seated for commissioner Thompson.

The Zoning Board of Appeals met in Room 314, 50 South Main Street, West Hartford on Wednesday, July 16th, 2025, at 7:00 p.m., to act on the following items:

NEW BUSINESS/PUBLIC HEARING:

#03-25 **30 Cranbrook** - Petition of Greg Mendoza, requesting a variance to Section 177-20 Obstructions in yards. Requesting a +/- 5' variance to the required 35' Rear yard setback off of the southeast property line, approximately 22sqft of total encroachment, to construct an approximately 26'x18'roofed structure over existing patio, on the south side of the home. Per plans on file. **R-13 Zone.**

Commissioner D'Amato closed public hearing.

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

Commissioner Robinson made a motion to approve the variance; Second by Commissioner DiMatteo. 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. As demonstrated the site is of a unique shape which orients the house close to a rear yard setback, is encumbered by wetlands regulated area, and FEMA Flood Hazard area with the closest adjacent property being a golf course.

Voting in favor: Commissioners D'Amatto, DiMatteo, Harris, Robinson, and Kalvaitis

Opposed: None

VOTE: 5-0; Variance Granted.

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1. Approval of minutes from the regular meeting held on February 12th, 2025

   Motion: Commissioner Harris; Second: Dimatteo; (Commissioner Robinson abstained) Approved 4-0

2. Adjournment at 7:41 p.m.