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

TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, NOVEMBER 19, 2025
REGULAR MEETING
MINUTES

ROLL CALL: **7:00 p.m.**

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

At this meeting Alternate Commissioner Robinson was seated for Commissioner Thompson Absent from this meeting was Commissioner DiMatteo.

The Zoning Board of Appeals met in Room 314, 50 South Main Street, West Hartford on Wednesday, November 19, 2025, at 7:00 p.m., to act on the following items:

Prior to the first agenda item The Chairman moved the Executive Session to be held after the approval of the October meeting minutes.

NEW BUSINESS/PUBLIC HEARING

#06-25 **195 Woodrow Street** – Petition of Marc Bush, requesting a variance to Section 177-20 Obstructions in yards. Requesting a +/- 12' variance to the required 35' rear yard setback to construct a 17' x 20' 1.5 story addition on the southern side of the house. Per plans on file. R-10 Zone.

By motion of Commissioner Robinson and seconded by Commissioner Kalvaitis, **Public Hearing Closed; Vote 4-0**

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

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

- Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
- The variance request will not adversely impact neighboring properties as the request is minor in nature.
- The applicant was able to demonstrate hardship for the lot is uniquely shaped, and utility lines were obstructing any other possible area to construct the proposed addition. There was also and approved deck where the proposed addition was requested.

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

Opposed: None
VOTE: 4-0; Variance Granted.

#07-25 **<u>38 Flagg Road</u>** - Petition of Mena Properties LLC, requesting a variance to Section 177-20 Obstructions in yards. Requesting a +/- 7.71' variance to the required 10' side yard setback and a +/- 15.99' variance to the front building line setback. Request is to construct a second-story addition on the rear portion of the house and to add dormers to the existing second-story, front portion of the house. In both instances the addition is going over an existing, legal non-conforming condition with no change in footprint to the structure proposed. Per Plans on file. R-13 zone.

By motion of Commissioner Harris and seconded by Commissioner Robinson, **Public Hearing Closed; Vote 4-0**

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

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

- Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
- The variance request will not adversely impact neighboring properties as the request is minor in nature.
- The applicant was able to demonstrate hardship. As demonstrated the site is currently
- deficient in lot size and legal non-conforming to the set back requirements. The proposed addition would also not change, or affect the current use of the property, or site characteristics.

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

Opposed: None

VOTE: 4-0; Variance Granted.

- Approval of minutes from the regular meeting held on October 15th, 2025 Motion: Robinson; Second: Kalvaitis.
- Upon unanimous consent, the Commission entered Executive Session at 7:40 p.m. to discuss strategy and negotiations with respect to pending litigation: Instant Property Solutions LLC v. Town of West Hartford Zoning Board of Appeals, Docket No. HHD-CV-24-6184621-S. The ZEO, Sam Santaniello, the Assistant ZEO, Robert Isner, and Deputy Corporation Counsel, Attorney Gina Varano, joined the Commission in Executive Session. The Commission exited Executive Session at 8:00 p.m.
- Adjournment at 8:01 p.m.