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, JUNE 17th, 2026
REGULAR MEETING
MINUTES

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

ATTENDANCE: Chair D'Amato Vice Chair Harris; Commissioner Kalvaitis; Commissioner DiMatteo, Commissioner Robinson, 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, June 17th, 2026, at 7:00 p.m., to act on the following items:

NEW BUSINESS/PUBLIC HEARING:

#09-26 **39 Pheasant Hill Drive** – Appeal of Zoning Enforcement Officer decision by Lisa and Alexander Khan of 11 Belcrest Road West Hartford DBA Rolak LLC as described in appeal form submitted June 1st 2026.

By motion of Commissioner Harris and seconded by Commissioner Robinson, **Application Received; Vote 5-0**

Following the vote to receive the Appeal Application the Zoning Board of Appeals recommended that the applicant, supplement the application prior to the July 15th 2026 hearing date with a detailed description of the appeal and any supporting materials that will allow the ZBA to "hear and decide appeals where it is alleged that there is an error in any order, requirement or decision made by any official charged with the enforcement and administration of this chapter.", in accordance with Section 177-49A(1) of the Zoning Ordinance.

#07-26 **66 Van Buren Avenue** - Petition of Karen Rock requesting a Special Exception to conduct music lessons, 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-10 Zone**

By motion of Commissioner DiMatteo and seconded by Commissioner Kalvaitis, **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 Robinson made a motion to approve the Special Exception; Second by Commissioner Kalvaitis. During its discussions and deliberations on this matter, the board made the following findings:

1. This Special Exception shall be subject to renewal in 1 year.

2. The hours of operation shall be:
   Monday- 1:00pm-5:00pm
   Wednesday- 1:00pm-5:00pm
   Thursday- 1:00pm-5:00pm
   Friday- 1:00pm-5:00pm

3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.

4. Clients shall visit the site by appointment only and must park motor vehicles on site.

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

Opposed: none

VOTE: 5-0; Special Exception Granted

#08-26 **583 Park Road** - Petition of Darryl Stolz requesting a 10ft Variance to section 177-20 D (1) for construction of a 6ft fence on the easterly side of the property forward of the building line per plans on file. **R-10 Zone**

By motion of Commissioner Robinson and seconded by Commissioner Harris, **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 Harris 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. As demonstrated the site is a corner lot with a front and side building line. There were preexisting side yard egress which created difficulty to erect a fence. Thus, the property owners needed to seek a variance.

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

Opposed: none

VOTE: 5-0; Variance Granted

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1. Approval of minutes from the regular meeting held on, April 22nd 2026.
   Motion: Robinson; Second by Harris 4-0 vote Minutes approved.

2. Adjournment at 7:25 p.m.