Zoning Board of Appeals
Town of West Hartford – Department of Community Development
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TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, JULY 15th, 2026
REGULAR MEETING
MINUTES

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

ATTENDANCE: Chair D'Amato Vice Chair Harris; Commissioner DiMatteo, Commissioner Robinson, Alternate Commissioner Lawlor 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, July 15th, 2026, at 7:00 p.m., to act on the following items:

NEW BUSINESS/PUBLIC HEARING:

#12-26 **11 Edgebrook Drive** – Appeal of Zoning Enforcement Officer decision by Marianna Khrenova.

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

#10-26 **6 Winhall Lane** - Petition of Jack Kemper requesting a 45ft Variance to section 177-20 D for construction of a 13x24ft addition forward of the building line on the North Easterly side of the property per plans on file. **R-20 Zone**

By motion of Commissioner Harris and seconded by Commissioner Robinson, **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 Variance; Second by Commissioner Lawlor. 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 unique in that a Municipal boundary runs through the North Easterly Side of the property.

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

Opposed: none

VOTE: 5-0; Variance Granted

#11-26 **18 Pine Brook Lane** - Petition of Lloyd & Kelly Ferenc requesting a 1.1ft side yard setback Variance to section 177-20 D for construction of access stairway on the Northern side of the property 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:

4. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.

5. The variance request will not adversely impact neighboring properties as the request is minor in nature.

6. 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

#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 1 2026.

This application for appeal was opened and immediately continued to the September 16, 2026, regular meeting of the Zoning Board of Appeals without testimony taken. This action was agreed upon by the attorney's representing both parties. **The Board voted unanimously, 5-0**, to open the application for appeal and continue the matter to the September 16, 2026, meeting.

1. Approval of minutes from the regular meeting held on, June 17, 2026.
   Motion: D’Amato; Second by Harris, Abstained Lawlor 4-0 vote Minutes approved.

2. Adjournment at 7:31 p.m.