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, SEPTEMBER 16, 2026
REGULAR MEETING
MINUTES

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

ATTENDANCE: Chair D'Amato Vice Chair Harris; Commissioner DiMatteo, Commissioner Robinson, Commissioner Kalvaitis Staff: Sam Santaniello, Zoning Enforcement Officer; Robert Isner, Assistant Zoning Enforcement Officer, Finn Ashworth Planning & Zoning Technician.

The Zoning Board of Appeals met in Room 314, 50 South Main Street, West Hartford on Wednesday, September 16, 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.

This application for appeal was opened and immediately continued to the October 21, 2026, regular meeting of the Zoning Board of Appeals without testimony taken. This action was requested on behalf of the appellant Marianna Khrenova. **The Board voted unanimously, 5-0**, to open the application for appeal and continue the matter to the October 21, 2026, meeting.

#13-26 **3 Pelham Road** - Petition of Austin Hersh requesting a 15ft Variance to section 177-20D for construction of a 23'6"x24ft garage into the required 30ft rear yard setback on the South side of the property per plans on file. **R-6 Zone**

By motion of Commissioner Harris and seconded by Commissioner DiMatteo, **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 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 unique including that the required rear yard setback runs through the current dwelling.

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

Opposed: none

VOTE: 5-0; Variance Granted

OLD BUISNESS/PUBLIC HEARING

The Zoning Board f Appeals passed a motion to enter Executive Session pursuant to section 1-200(6)E regarding discussion of an Attorney-Client Privileged and Confidential Legal Memorandum at 7:32pm. The Zoning Board of Appeals returned from executive session at 8:00pm.

#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.

Parties present:
On behalf of the Property Owner(s)/Appellant(s): Lisa & Alexander Khan, Attorney Forrest Noirot.
On behalf of the Town of West Hartford Zoning Staff: Zoning Enforcement Officer, Sam Santaniello, and Attorney Jack Fazzino.

Chair D'Amato opened the public hearing. All individuals intending to testify were sworn in. Individuals present on behalf of the Town's Zoning Staff presented its position, including documentation marked as the Appellee's Exhibits A through H. Members of the Board asked questions of the individuals present on behalf of the Town's Zoning Staff.

The Appellant presented evidence in support of the appeal, including documentation marked as Appellant's Exhibits I through N. Members of the Board asked questions to both parties and their attorneys.

The public hearing concluded by a motion to close the hearing from Commissioner Robinson and seconded by Commissioner Harris. **Public Hearing Closed; Vote: 5-0**

The ZBA entered deliberation on the appeal and the following action was taken:

Commissioner Harris made a motion to dismiss the appeal of the Zoning Enforcement Officer's decision seconded by Commissioner Robinson.

During its discussions and deliberations on this matter, the board considered the evidence in the record and made the following findings:

1. The Zoning Enforcement Officer correctly interpreted the zoning ordinances as not permitting the use of hotels in R-10 zones.

2. The Zoning Enforcement Officer's ruling is consistent with past interpretations that have been brought before the ZBA previously.
3. The Zoning Enforcement Officer was justified in the issuance of the subject Enforcement Order

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

Opposed: none

VOTE: 5-0; Motion Passed, Appeal Dismissed

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1. Approval of minutes from the regular meeting held on, July 15, 2026.
   Motion: D'Amato; Second by Harris, 5-0 vote Minutes approved.

2. Adjournment at 10:42 p.m.