

**TOWN OF WEST HARTFORD  
ZONING BOARD OF APPEALS  
WEDNESDAY, MAY 18, 2016  
MINUTES**

**ROLL CALL:** 7:00 PM

**ATTENDANCE:** Chair: Lisa Sadinsky; Vice-Chair: Josh Smilowitz; Commissioners: Tom Foley, Angelo DiMatteo; Alternate: Michael Johnson, and Brian Pudlik, ZEO and Secretary to ZBA

**ABSENT:** Commissioners Jared Grise and Don Neville; Alternate Todd Doyle

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford, on Wednesday, May 18, 2016, at 7:00 p.m., to hear and act on the following petitions:

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**#12-16**      **71 Price Boulevard** - Petition of S. Lim requesting a variance to Section 177-20(E) Obstructions in Yards. Requesting a +/-11' variance to the 30' rear yard setback for the construction of new exterior staircase per plans on file.  
**RM-3R Zone (R-6 standards used for single-family homes in this zone)**

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

Commissioner Foley made a motion to grant the petition; second by Commissioner Johnson. In reaching its decision, the Board found the following conditions to exist:

1. **Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.**
2. **Variance request is minor and will not adversely impact neighboring properties.**
3. **Given the orientation of the rooms in the house and fact that the only means of egress from the main living level of the home is in the front, the addition of an exterior stair at the back of the house provides an alternative means of egress in the event of an emergency.**

**VOTE:** 5-0; Voting in favor were Commissioners: Sadinsky, Smilowitz, Foley, Dimatteo (seated for Neville), Johnson (seated for Grise).

**Opposed- 0**

**Petition unanimously approved.**



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**#13-16**      **72 Washington Circle** - Petition of J. Kesten requesting a variance to Section 177-20 Obstructions on Yards. Requesting a +/-19' variance to the 25' side yard setback for the construction of an entryway into the basement of a new home to be built on this property, per plans on file.  
**RM-3R Zone**

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

Commissioner Foley made a motion to grant the petition; second by Commissioner Sadinsky. In reaching its decision, the Board found the following conditions to exist:

1.      **Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.**
2.      **Variance request is minor and will not adversely impact neighboring properties.**

**VOTE: 5-0; Voting in favor were Commissioners: Sadinsky, Smilowitz, Foley, Dimatteo (seated for Neville), Johnson (seated for Grise).**

**Opposed- 0**

**Petition unanimously approved.**

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**#14-16**      **70 Washington Circle** – Petition of J. Kesten requesting a variance to section 177-20(E) Obstructions in Yards. Requesting a +/- 317 square foot variance to the 25 percent rear yard coverage limitation. Also requesting a variance to section 177-6(E), Standards for Multifamily Residence Districts. Requesting +/- 559 square foot variance to the 20 percent lot coverage limitation, both for the construction of a new detached garage, per plans on file.  
**RM-3R Zone**

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

Commissioner Sadinsky made a motion to grant the petition; second by Commissioner Foley. In reaching its decision, the Board found the following conditions to exist:

1.      **Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.**
2.      **Variance request is minor and will not adversely impact neighboring properties.**
3.      **The property currently has no garage and the size of the lot makes inclusion of a garage of reasonable size impossible without a variance.**

**VOTE: 5-0; Voting in favor were Commissioners: Sadinsky, Smilowitz, Foley, Dimatteo (seated for Neville), Johnson (seated for Grise).**

**Opposed- 0**



6' variance to side yard setback for the construction a 14.5' x 16' family room per plans on file. **R-10 Zone**

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

Commissioner Foley made a motion to grant the petition; second by Commissioner Johnson. In reaching its decision, the Board found the following conditions to exist:

1. **Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.**
2. **Variance request is minor and will not adversely impact neighboring properties.**

**VOTE: 5-0; Voting in favor were Commissioners: Sadinsky, Smilowitz, Foley, Dimatteo (seated for Neville), Johnson (seated for Grise).**

**Opposed- 0**

**Petition unanimously approved.**

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**#18-16      17 Grassmere Avenue – Petition of F. Rios, Jr. requesting renewal of location approval for a limited repairer license for a period of three (3) years, per plans on file.  
**IG Zone****

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

Commissioner Foley made a motion to grant the petition; second by Commissioner Dimatteo.

1. This approval is granted for a period of three (3) years. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.
2. The hours of operation for repairs shall be:  

Monday-Friday	8:00 am – 5:00 pm
Saturday	8:00 am – 2:00 pm
3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. No junk vehicles shall be stored outside the building.
5. No discarded parts shall be kept outside the building.
6. Use of the property must be in conformance with the approved site plan on file

**VOTE: 5-0; Voting in favor were Commissioners: Sadinsky, Smilowitz, Foley, Dimatteo (seated for Neville), Johnson (seated for Grise).**

**Opposed- 0**

**Petition unanimously approved.**

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**#19-16**      **41 Brook Street (aka 55 Brook Street)**– Petition of Central Auto and Transport, LLC requesting renewal of location approval to operate a towing and storage facility under a limited repairer license for a period of three (3) years, per plans on file. **IE Zone**

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

Commissioner Sadinsky made a motion to grant the petition; second by Commissioner Dimatteo.

- 1. This approval is granted for a period of three (3) years. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.**
- 2. This approval is limited to the storage of towed vehicles only; there shall be no repair work on any vehicles not owned by Central Auto & Transport, LLC.**
- 3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.**
- 4. No junk vehicles shall be stored for extended periods of time.**
- 6. Use of the property must be in conformance with the approved site plan on file**

**VOTE: 5-0; Voting in favor were Commissioners: Sadinsky, Smilowitz, Foley, Dimatteo (seated for Neville), Johnson (seated for Grise).**

**Opposed- 0**

**Petition unanimously approved.**

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- Minutes of the regular meeting held Wednesday, March 16, 2016. Postpone
- Minutes of regular meeting held April 20, 2016 . Approved 5-0
- Adjournment. Motion to adjourn. unanimously approved 5-0. 7:40pm.