



Issued: March 10, 2023

**ZONING BOARD OF APPEALS
REGULAR MEETING & PUBLIC HEARING AGENDA
WEDNESDAY, MARCH 15, 2023
7:00 P.M., TOWN HALL, COUNCIL CHAMBERS, ROOM 314**

[Legal Notice](#)

AGENDA

CALL TO ORDER/ROLL CALL: 7:00 P.M.

COMMUNICATION ITEM:

#09-23 **327 Ridgewood Road** - Petition of Roel & Allison Verhaak (RO), requesting a [fee wavier](#) for their associated variance application

NEW BUSINESS:

#08-23 **55 Arnoldale Road** - [Petition of Vanessa Justice](#) (R.O.) requesting a Special Exception approval in order to establish a customary home occupation to operate a Alexander Technique business 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-6 Zone**

- [Narrative](#)
- [Professional History](#)
- [Site Plan](#)
- [Sign Details](#)

#06-23 **109 Florence Street** - [Petition of Danyahl Jarrett](#) (R.O.) requesting a Special Exception approval in order to establish a customary home occupation for a “Cottage Foods” bakery business 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-6 Zone**

- [Narrative](#)
- [Professional Certifications](#)
- [Site Plan](#)
- [Sign Details](#)

#07-23 **114 Somerset Street** - [Petition of Marcia Brubeck](#) (R.O.) requesting a Special Exception renewal for a customary home occupation to operate a counseling/psycho-therapy office as an accessory use to the residence for a period of three (3)-years per section 177-49 (C) of the zoning ordinances and per plans on file. **R-6 Zone**

- [Professional Certifications](#)
- [Previously approved application.](#)

#09-23 **327 Ridgewood Road** - [Petition of Roel & Allison Verhaak](#) (RO), requesting a variance to Section 177-20 Obstructions in yards. Requesting a +/- 3.84-foot variance to the required 55-foot Building Line setback off of Ridgewood Road to expand an existing attached garage to 24' x 24' on the eastern side of the home per plans on file. **R-10 Zone**

- [Narrative](#)
- [Plans](#)
- [Survey Submitted with Building Permit.](#)
- [Site Photos](#)
- [Public Written Comment](#)

Regular meeting of the Zoning Board of Appeals following the presentation of petitions:

1. Discussion and vote on each petition
2. Approval of minutes from the regular meeting held on [March 15, 2023](#)
3. Adjournment

ALL INTERESTED PERSONS ARE INVITED TO ATTEND.

“Anyone requiring auxiliary aid or service for effective communication or modification of policies or procedures to participate in a meeting, service, program or activity of the Town of West Hartford, should contact Suzanne Oslander, ADA Coordinator, at suzanneo@westhartfordct.gov or (860) 561-7580, as soon as possible, preferably seven days beforehand.”