



**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, JULY 19, 2023
MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Chair: DiMatteo; Vice Chair: D'Amato; Commissioner: Harris;
Alternates: Levesque, Boorman, Kalvaitis; Staff: Robert Gosselin, Zoning
Enforcement Officer; Finn Ashworth, Planning & Zoning Technician.

At this meeting Alternate Levesque was seated for Commissioner Johnson, Alternate Boorman was seated for Commissioner Doyle, and Alternate Kalvaitis was seated for Commissioner: Harris.

The Zoning Board of Appeals met in Room 314, 50 South Main Street, West Hartford on Wednesday, July 19, 2023, at 7:00 p.m., to hear and act on the following items:

COMMUNICATION ITEM:

#10-23 18 Ledyard Road - Petition of Jack Kemper, Kemper Associates Architects, LLC, on behalf of Louisa & Nicholas Walsh (RO), requesting to formally receive and set the public hearing for their associated variance application at the September 20, 2023 ZBA Meeting.

The ZBA acted by **unanimous vote (5-0)** (Motion/Boorman; Second/Levesque) to receive this request.

NEW BUSINESS/PUBLIC HEARING:

#10-23 18 Ledyard Road - Petition of Jack Kemper, Kemper Associates Architects, LLC, on behalf of Louisa & Nicholas Walsh (RO), requesting a variance to Section 177-20 B. Obstructions in yards to allow for over the 25% of wall length requirement. Variance requests bay window to be 59% of associated wall for a 12'4" bay window which +/- 6.08' over the allowed length, per plans on file. **R-20 Zone**

The ZBA acted by **unanimous vote (5-0)** (Motion/Boorman; Second/Levesque) to schedule this matter for public hearing at the regularly scheduled meeting on **Wednesday, September 20, 2023 at 7:00 P.M. in the Legislative Chambers, Room 314, West Hartford Town Hall, 50 South Main Street**, per the applicant's request.

#11-23 **11 Eastview Street** - Petition of James Wolf, Wolfworks, Inc., on behalf of Heather & John Flynn Jr. (R.O.) requesting a variance to the 2.5 story limitation for the construction of an attic dormer at the rear of the building thereby creating a third story, 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 D'Amato 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.
3. The granting of the variance is minor in nature, as the dormer is off the rear side of house and the amount over what is allowed is relatively small.

Voting in favor: Commissioners DiMatteo, D'Amato, Levesque, Boorman, and Kalvaitis

Opposed: None.

VOTE: 5-0; Petition granted

- Minutes for May 17, 2023 regular meeting were approved.
- Adjournment at 7:25 p.m.