



Issued: September 15, 2023

**ZONING BOARD OF APPEALS
REGULAR MEETING & PUBLIC HEARING AGENDA
WEDNESDAY, SEPTEMBER 20, 2023
7:00 P.M., TOWN HALL, COUNCIL CHAMBERS, ROOM 314**

[Legal Notice](#)

AGENDA

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

NEW BUSINESS:

#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**

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| • Narrative | • Site Plan |
| • Site Photos | • Architectural Plans |

#12-23 1137 New Britain Avenue – [Petition of Elmwood Property Holdings, LLC](#), (RO), requesting a variance to Section 177-20 (D) to allow a gas station canopy to extend +/- 14.2' beyond the 15' Building Line Setback for this section of New Britain Avenue, per plans on file. **BC/TND Zone**

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| • Narrative | • Site Plans |
| • Site Photos | • 1993 Variance Information |
| • 1994 Building Permit Plans | • 2006 Site Plan |

#13-23 29 Wampanoag Drive – Northwest Catholic High School – [Petition of Christopher Adams, Adams Ahern Sign Solutions, Inc. on behalf of Northwest Catholic High School Corporation](#), (RO), requesting a variance to Section 177-33 (E) (3) Signs in connection with special use permits authorized by the Town Plan and Zoning Commission which allows a maximum sign area of 25 SF and one (1) sign per lot. Northwest Catholic currently has 18 signs with an approximate aggregate square footage of 414 square feet. This application is for an additional 11 signs with an aggregate square footage of 61.5 square feet. The intent of this variance is to improve traffic on site with new directional signage. All information per plans on file. **R-13 Zone.**

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| • Narrative | • Sign Plans |
| • Existing Site and Comparable Signage | |

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 [July 19, 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.”