



**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, SEPTEMBER 20, 2023
MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Chair: DiMatteo; 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 Doyle, Alternate Boorman was seated for Commissioner D'Amato, and Alternate Kalvaitis was seated for Commissioner: Johnson.

The Zoning Board of Appeals met in Room 314, 50 South Main Street, West Hartford on Wednesday, September 20, 2023, at 7:00 p.m., to hear and act on the following items:

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**

As part of the public hearing written letters of support were supplied from the applicant. Letters were from Joel Grieco of 22 Ledyard Road, Megan & Grant Yanagi of 14 Ledyard Road, and Megan Mehr of 26 Ledyard Road.

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

Commissioner Harris made a motion to approve the variance; Second by Commissioner Levesque. 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 proposed bay window is situated underneath the proposed, larger, and permissible covered porch. As such the granting of the variance does not increase the massing of the building into a setback.

Voting in favor: Commissioners DiMatteo, Harris, Levesque, Boorman, and Kalvaitis

Opposed: None.

VOTE: 5-0; Petition granted

#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**

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

Commissioner Boorman made a motion to approve the variance; Second by Commissioner Harris. 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 proposed project allows a redesigned pump layout which should improve traffic flow and increase safety on site.

Voting in favor: Commissioners DiMatteo, Harris, Levesque, Boorman, and Kalvaitis

Opposed: None.

VOTE: 5-0; Petition granted

#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.**

As part of the public hearing a written letter of support was supplied from the applicant. Letter was from Wampanoag Country Club of 60 Wampanoag Drive.

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

Commissioner Levesque made a motion to approve the variance; Second by Commissioner Boorman. 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 size and nature of this property as a school with multiple entry and exit points has an increased need for wayfinding signs.
4. The signs should promote clarity for visitors to the property and increased safety for onsite traffic, pedestrians, and students.

Voting in favor: Commissioners DiMatteo, Harris, Levesque, Boorman, and Kalvaitis

Opposed: None.

VOTE: 5-0; Petition granted

- Minutes for July 19, 2023 regular meeting were approved. 4-0 (Harris abstained due to attendance)
- Adjournment at 8:18 p.m.