



Issued: March 15, 2024

**ZONING BOARD OF APPEALS
REGULAR MEETING & PUBLIC HEARING AGENDA
WEDNESDAY, MARCH 20, 2024
7:00 P.M., TOWN HALL, COUNCIL CHAMBERS, ROOM 314**

CANCELED

[Legal Notice](#)

AGENDA

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

NEW BUSINESS:

#01-24 28 North Main Street - [Petition of Matt Haskell](#), ARTfx, on behalf of North Main Holdings LLC, (RO), requesting a variance to Section 177-33H(2)(a)[3] which provides sign restrictions for free standing signs in Office Districts. Applicant proposes to remove the existing monument sign and is requesting a +/- 11.33 foot variance to install a smaller free standing sign forward of the 15' setback, per plans on file. **RO Zone**

- [Plans](#)
- [Original Site Plan](#)
- [Staff Comments](#) 3.15.24

#02-24 773 Farmington Avenue - [Petition of James Cassidy](#), P.E., Hallisey, Pearson & Cassidy Engineering Associates, Inc., on behalf of WHP 773 Farmington LLC, (RO), requesting a variance to Section 177-10, standards for required open space in Multifamily Residence Districts and more specifically required by Section 177-6E, standards for Multifamily Residence Districts. Applicant is requesting a 2,200 sf variance to forego the required 2,200 sf of useable open space to create a parking area in the rear of the property. In addition, the applicant is requesting a variance to Section 177-32E(8)(b) to reduce parking spaces by 2' for a depth of 18' instead of 20'; a variance to Section 177-32E(8)(c) to reduce drive aisle width by two feet to 22' instead of 24'; lastly requesting a variance to Section 177-32E(7), the required distance between parking spaces and windows of habitable dwelling units, to be reduced by 4.5' from 15' to 10.7', per plans on file. **RM-1 Zone**

- [Narrative](#)
- [Site Plan](#)
- [Staff Comments](#) 3.15.24

#03-24 136 Raymond Road – Appeal by David J. Markowitz, Hassett & George, P.C., on behalf of Mark Chu, Instant Property Solutions, LLC, (RO), of an order issued by Zoning Enforcement Officer, Robert Gosselin, on January 17, 2024 which required the removal of a listing on Airbnb and to cease the use of the property for short term rentals. The order was made on the basis that the accessory use table, §177-6(C) found under attachment 2 to §177, #1 states “the keeping of not more than 3 non-transient roomers or boarders in any dwelling unit” as an allowed accessory use but does not allow for transient roomers or boarders such as short-term rentals. **RM-3 Zone**

- [Appeal Documentation](#)

#04-24 146 Raymond Road – Appeal by David J. Markowitz, Hassett & George, P.C., on behalf of Mark Chu, Instant Property Solutions, LLC, (RO), of an order issued by Zoning Enforcement Officer, Robert Gosselin, on January 17, 2024 which required the removal of a listing on Airbnb and to cease the use of the property for short term rentals. The order was made on the basis that the accessory use table, §177-6(C) found under attachment 2 to §177, #1 states “the keeping of not more than 3 non-transient roomers or boarders in any dwelling unit” as an allowed accessory use but does not allow for transient roomers or boarders such as short-term rentals.
RM-3 Zone

- [Appeal Documentation](#)

#05-24 150 Raymond Road – Appeal by David J. Markowitz, Hassett & George, P.C., on behalf of Mark Chu, Instant Property Solutions, LLC, (RO), of an order issued by Zoning Enforcement Officer, Robert Gosselin, on January 17, 2024 which required the removal of a listing on Airbnb and to cease the use of the property for short term rentals. The order was made on the basis that the accessory use table, §177-6(C) found under attachment 2 to §177, #1 states “the keeping of not more than 3 non-transient roomers or boarders in any dwelling unit” as an allowed accessory use but does not allow for transient roomers or boarders such as short-term rentals.
RM-3 Zone

- [Appeal Documentation](#)

Regular meeting of the Zoning Board of Appeals:

1. Discussion and vote on each petition
2. Election of ZBA Officers for 2024
3. Approval of minutes from the regular meeting held on [January 17, 2024](#)
4. 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.”