



**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, MAY 29, 2024
SPECIAL MEETING
MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Chair: D'Amato; Commissioners: DiMatteo, Thompson, and Kalvaitis;
Alternate: Levesque; Staff: Robert Gosselin, Zoning Enforcement Officer;
Robert Isner, Assistant Zoning Enforcement Officer.

At this meeting Alternate Levesque was seated for Vice Chair Harris.

The Zoning Board of Appeals met in Room 314, 50 South Main Street, West Hartford on Wednesday, May 29, 2024, at 7:00 p.m., to act on the following items:

NEW BUSINESS/PUBLIC HEARING:

#06-24 **4 Sunny Slope Drive** – Petition of Jack Kemper, Kemper Associates Architects, LLC, on behalf of Chad Hoke & Luke Frey, (RO), requesting a variance to Section 177-20 Obstructions in yards. Requesting a +/- 1.1' variance to the required 10' side yard setback off of the Northern Property line, to construct an approximately 5.5' x 24' addition on the North side of the home, per plans on file. **R-13 Zone**

The application was represented by Jack Kemper and the record owners were present. At the public hearing no public comment in support or opposition was made and no written letters of support or opposition were received.

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

Commissioner Thompson made a motion to approve the variance; Second by Commissioner DiMatteo. 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 as the request is minor in nature.
3. The applicant was able to demonstrate hardship. The site presents some limitations as a corner lot where the home was placed up to both building line setbacks. The topography of the site also presents challenges to development and there is not a clear location in which a more minimum variance could reasonably accomplish the same purpose. The existing house floorplan limits alternative locations for the proposed addition.

Voting in favor: Commissioners D’Amato, DiMatteo, Thompson. Kalvaitis, and Levesque

Opposed: None

VOTE: 5-0; Petition Granted.

1. Approval of minutes from the regular meeting held on April 17, 2024
 - Motion: Kalvaitis; Second: Levesque; (Commissioner Thompson abstained) Approved: 4-0
2. Adjournment at 7:24 p.m.