



Issued: June 21, 2024

**ZONING BOARD OF APPEALS
REGULAR MEETING & PUBLIC HEARING AGENDA
WEDNESDAY, June 26, 2024
7:00 P.M., TOWN HALL, COUNCIL CHAMBERS, ROOM 314**

[Legal Notice](#)

AGENDA

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

NEW BUSINESS:

- #07-24** **98 Walbridge Road** – [Petition of Amy Charney](#), (RO), requesting a Special Exception approval approval for a customary home occupation to operate a counseling/psycho-therapy office as an accessory use to the residence for a period of one (1)-year per section 177-49 (C) of the zoning ordinances and per plans on file. **R-10 Zone**

- | | |
|--|--------------------------------------|
| • Narrative | • Site Plan |
| • Professional Information | • Floor Plan |
| • Site Photos | • Written Opposition |

- #08-24** **55 Arnoldale Road** - [Petition of Vanessa Justice](#) (R.O.) requesting a Special Exception renewal in order to establish a customary home occupation to operate an Alexander Technique, an alternate therapy type, business as an accessory use to the residence for a period of three (3)-years per section 177-49 (C) of the zoning ordinances and per plans on file. **R-6 Zone**

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| • Narrative | • Site Plan |
| • Professional History | • Original Approval |

- #09-24** **2 Boswell Road** - [Petition of Kasey LaFlam & Evan Wilner](#) (R.O.), requesting three variances to Section 177-20 Obstructions in yards. Requesting a +/- 7.7-foot variance to the required rear yard setback from the North property line and a +/- 1 foot variance to the required side yard setback off of the East property line. Request is to construct a 2 story addition with a first floor garage and second floor finished area off of the North-East corner of the house. Separately requesting a +/- 1 foot variance to install a heat pump at the Northwest corner of the house. **R-10 Zone**

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|--|--|
| • Narrative | • Existing Conditions Survey |
| • Proposed Site Plan | • Proposed Elevations |
| • Roof & Foundation Plan | • Additional Materials |

#10-24 3115 Albany Avenue – [Petition of Deercliff Land Preservation Trust, Inc.](#) (R.O.), requesting two variances to Section 177-6D, Standards for the One-Family Residence District. Requesting a variance to create an additional story on top of an existing two and a half story building to expand and create habitable space in an existing observatory. Additionally building previously received a variance to have a height of 42.17', above the 35' height requirement, however due to the proposed expansion a new variance is required as the building height will increase to 42.34'. **R-80 Zone**

- [Narrative](#)
- [Architectural Plans](#)
- [Prior Variance Information](#)
- [Site Photos](#)
- [Site Plan](#)

Regular meeting of the Zoning Board of Appeals:

1. Discussion and vote on each petition
2. Approval of minutes from the Special meeting held on [May 29, 2024](#)
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.”