



**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, September 18th, 2024
REGULAR MEETING
MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Chair: D'Amato; Vice Chair: Harris; Commissioners: DiMatteo, Thompson, and Kalvaitis; Staff: Robert Gosselin, Associate Planner; Sam Santaniello, Zoning Enforcement Officer. Robert Isner, Assistant Zoning Enforcement Officer.

The Zoning Board of Appeals met in Room 314, 50 South Main Street, West Hartford on Wednesday, September 18th, 2024, at 7:00 p.m., to act on the following items:

OLD BUSINESS/PUBLIC HEARING:

#11-24 46 Old Stone Crossing - Petition of Brian St. Pierre, Insite Design Group, on behalf of Brook Goff & Angeline Ioannou, requesting a variance to Section 177-20 Obstructions in yards. Requesting a +/- 6.8' variance to the required 25' side yard setback off of the south-easterly property line, to construct an approximately 15' x 19.8' addition on the South side of the home. Per plans on file. **R-80 Zone**

By motion of Commissioner DiMatteo and seconded by Commissioner Thompson, to receive withdrawal letter; **Application Withdrawn. Vote 5-0**

#12-24 55 Mozart Street – Petition of Robert B. Hurd, Architect, on behalf of Susana Vieira, requesting a variance to Section 177-20 Obstructions in yards. Requesting a +/- 11.09' variance to the required 30' rear yard setback off of the south property line. Variance is in attempt to legalize work that was done without a permit. Per plans on file. **RM-3R Zone**

By motion of Commissioner Harris and seconded by Commissioner D'Amato, **Public Hearing Closed; Vote 5-0**

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

Commissioner DiMatteo made a motion to approve the variance; Second by Commissioner Thompson. During its discussions and deliberations on this matter, the board made the following findings:

- I. 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. Additionally, the work completed by previous owner would have been allowed to remain regardless of approval.
3. The applicant was able to demonstrate hardship. The residence itself is uniquely constructed compared to others in town and due to the lot having less than the 100ft require lot depth, the lot being in a single-family home in a multifamily zone must abide by R-6 zone standards.

Voting in favor: Commissioner D’Amatto, DiMatteo, Kalvaitis, Thompson, Harris.

Opposed: None

Vote: 5-0 Variance Granted

#13-24 62 Blue Ridge Lane – Petition of Rachel Benyair, requesting a Special Exception approval for a customary home occupation to operate a Reiki business 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-13 Zone**

By motion of Commissioner Thompson and seconded by Commissioner Kalvaitis, **Public Hearing Closed; Vote 5-0**

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

Commissioner Thompson made a motion to grant the petition; Second by Commissioner DiMatteo. In reaching its decision, the Board granted the petition with the following conditions:

1. This permission is granted for a period of one (1) year. At that time, the applicant will be notified of the requirement to renew this permit. Failure to renew will render this approval void.
2. The hours of operation shall be: **Monday, Thursday, Friday:** 9:00 a.m.-5:00 p.m., **Tuesday, Wednesday:** 9:00 a.m.-6:30 p.m.
3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. Customer parking is to be on-site at the property.
5. Non-resident employees are not permitted.
6. Signage for the business is not permitted.

Voting in favor: Commissioners D’Amatto, DiMatteo, Harris, Thompson, and Kalvaitis

Opposed: None

VOTE: 5-0; Petition Granted.

1. Approval of minutes from the regular meeting held on July 24th, 2024
 - Motion: Thompson; Second: Harris; Approved: 5-0
2. Adjournment at 8:00 p.m.