

**ZONING BOARD OF APPEALS
JANUARY 25, 2007
TOWN COUNCIL CHAMBERS**

**TOWN OF EAST HARTFORD
740 MAIN STREET
EAST HARTFORD, CT 06108**



REGULAR MEETING

A Regular Session of the East Hartford Zoning Board of Appeals was called to order by Chairman Richard Torpey at 7:30 p.m. on Thursday, January 25, 2007 in the Town Council Chambers, 740 Main Street, East Hartford, Connecticut.

PRESENT:

Chairman Richard Torpey, Richard Begley, Terry Kitchen, Tom Rup
Alternate: Randall Newbury.
Also present: Gary Zalucki, Zoning Enforcement Inspector.

ABSENT:

James McElroy
Alternates: Anne Fornabi, Lucien Plante.

Chairman Torpey appointed Randall Newbury as voting member due to James McElroy being absent.

Motion made by Terry Kitchen to approve Randall Newbury to serve as alternate in Mr. McElroy's absence.

Seconded by Richard Begley

Chairman Torpey began the meeting with the Pledge of Allegiance.

I: HEARING OF ITEMS TO COME BEFORE THE BOARD; CALL OF ITEMS.

Peter Liapakis, **1469 Silver Lane**, Requests variances from Section 302.1 Permitted Uses and Section 205.1(b) Nonconforming Uses, to permit a parking lot in a residential zone as an accessory use to "Anna's Restaurant". **(Zone R-2)**

KFC US Properties Inc., **18 Main Street**, Requests variances from Section 210.6(d) to increase the number of signs from 2 to 8, Section 210.5 (c) (1) to increase the permitted area of signage from 90.7 to 271.8 sq. ft., from Section 228.2(f) to increase the driveway width from 30 to 38 ft. and Section 228.2 (h) to reduce the required distance of the menu board from residential use property lines from 50 ft. to 31 ft., to increase the area of the menu board from 20 to 46.5 sq. ft., to permit a preview board and to permit the preview board to be 22 sq. ft. **(Zone B-1)**

- a) Request from petitioner from 18 Main Street to postpone the hearing until next meeting one February 22, 2007.

Motion made by Terry Kitchen to postpone hearing for 18 Main Street until February meeting.

Seconded by Richard Begley.

VOTED 5:0 TO POSTPONE HEARING

Merchant Founders, LLC, **20 Hartland Street** (a.k.a. 99 Founders Plaza), Request variance from Section 209.3 (p) Parking, to reduce the required number of parking spaces from 540 to 404. **(B-4 Zone)**

RECESS

II: HEARINGS DISCUSSION AND BOARD DECISIONS:

- (a) Peter Liapakis, **1469 Silver Lane**, Requests variances from Section 302.1 Permitted Uses and Section 205.1(b) Nonconforming Uses, to permit a parking lot in a residential zone as an accessory use to “Anna’s Restaurant”. **(Zone R-2)**

Motion made by Tom Rup to deny the application to permit a parking lot in a residential zone for Anna’s Restaurant.

Seconded by Richard Begley.

Located in a residential zone, the area should be considered for re-zoning for future consideration and to prevent this from happening in the future. Suggestion was made for Mr. Liapakis to come back and apply for a zone change for the property.

VOTED 5:0 TO DENY APPLICATION

Reason #1 The granting of this variance would not substantially serve the public convenience and welfare and would not be in accordance with the lawful intent and purposes of the zoning regulations.

- (b) Merchant Founders, LLC, **20 Hartland Street** (a.k.a. 99 Founders Plaza), Request variance from Section 209.3 (p) Parking, to reduce the required number of parking spaces from 540 to 404. **(B-4 Zone)**

Before making a motion the number of parking spaces needs to be corrected from 491 to 436. A legal ad will be amended to reflect the new numbers.

Motion made by Richard Begley to accept the application of 20 Hartland Street as submitted.

Seconded by Tom Rup.

This is just a matter of accepting a reality. You don’t need the parking spaces and it’s foolish to keep parking spaces that are not being used. If down the road the occupancy of the building changes, we could come back and discuss further.

VOTED 5:0 TO APPROVE APPLICATION

Reason #1 A literal enforcement of the zoning regulations would result in exceptional difficulty and unusual hardship to the applicant.

III: OLD BUSINESS

None

IV: NEW BUSINESS

None

V: MISCELLANEOUS

None

VI: APPROVAL OF ZBA MINUTES FOR: November 30, 2006

Motion made by Terry Kitchen to approve the minutes for the November 30, 2006 ZBA meeting.

Seconded by Randall Newbury.

VII: PAYMENT OF BILLS

ZBA Clerk

Motion made by Richard Begley to approve ZBA Clerk wages.

Seconded by Chairman Torpey.

VIII: ADJOURNMENT

There being no further business a motion was made by Richard Begley to adjourn the meeting at 8:43 p.m.

Seconded by Terry Kitchen.

Voted unanimously.

The next regular meeting of the Zoning Board of Appeals is scheduled to Thursday, February 22, 2007 at 7:30 p.m. in the Town Hall Council Chambers.

Respectfully submitted,

Stacy A. Krechko
Substitute Clerk for Theresa A. Godreau
1/29/07