

**ZONING BOARD OF APPEALS
FEBRUARY 22, 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 7:32 p.m. on Thursday, February 22, 2007 in the Town Council Chambers, 740 Main Street, East Hartford, Connecticut.

PRESENT: Chairman Richard Torpey, Richard Begley, Terry Kitchen, Tom Rup.
Also present: Bonnie Nichols, Director/Inspections and Permits.

ABSENT: James McElroy.
Alternates: Anne Fornabi, Randall Newbury, Lucien Plante.

Chairman Torpey informed the applicants present that with only four Commissioners present the vote must be unanimous for approval. If the application is denied, the applicant can not pursue to a higher level using the excuse that all Commissioners were not present. Chairman Torpey stated that the applicants may postpone the hearing until next month without prejudice. The applicants chose to move forward.

Chairman Torpey further informed the audience of the Fire Exits.

I. Chairman – Call to Order

Chairman Torpey began the meeting with the Pledge of Allegiance.

II. HEARING OF ITEMS TO COME BEFORE THE BOARD; CALL OF ITEMS.

1. 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) [Postponed to the March 29, 2007 meeting by the applicant]**
2. Viewpoint Sign and Awning, **445 Main Street**, Requests a variance from Sections 210.5(c)(2) and 210.6(d), to increase the permitted square footage of signs from 115.34 sq.ft. to 150.47 sq.ft., and to permit the number of signs to increase from 3 to 6 signs. **(Zone B-2)**

3. Royal House Chapel International, **1227 Burnside Avenue**, Requests a variance from Section 221.1(a)(1), to permit a "House of Worship" within 500 feet of building used for the sale of alcoholic liquors. **(Zone B-2)**

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III: HEARINGS DISCUSSION AND BOARD DECISIONS:

1. 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)**
[Postponed to the March 29, 2007 meeting by the applicant]

The applicant requested a postponement until the March 29, 2007 meeting.

2. Viewpoint Sign and Awning, **445 Main Street**, Requests a variance from Sections 210.5(c)(2) and 210.6(d), to increase the permitted square footage of signs from 115.34 sq.ft. to 150.47 sq.ft., and to permit the number of signs to increase from 3 to 6 signs. **(Zone B-2)**

Richard Begley made a motion to approve the application with the following stipulations:

1. **Approval of the directional signs.**
2. **To reduce the number of signs in front by one allowing two signs instead of three.**

Seconded by Terry Kitchen.

Approved 4:0 with noted stipulations.

Reason #2 Relief can be granted without impairment to the integrity of the zoning regulations.

3. Royal House Chapel International, **1227 Burnside Avenue**, Requests a variance from Section 221.1(a)(1), to permit a "House of Worship" within 500 feet of building used for the sale of alcoholic liquors. **(Zone B-2)**

Tom Rup made a motion to deny the application as submitted. Seconded by Terry Kitchen.

Tom Rup stated the decision was based upon the applicant coming forward with work being completed prior to approval and the applicant did not show hardship. He noted it was unfortunate there were costs incurred by the applicant.

Chairman Torpey stated that the sale of alcoholic beverages within 500 feet caused a problem also.

Denied 4:0

Reason #2 The applicant did not prove hardship under the law.

IV. OLD BUSINESS

None

IV: NEW BUSINESS

A. Election of Officers

Chairman Torpey stated that his agenda item should be tabled until the March 29, 2007 meeting.

Terry Kitchen made a motion to table agenda item Election of Officers until the March 29, 2007 meeting. Seconded by Tom Rup. Unanimous.

V: MISCELLANEOUS

None

VI: APPROVAL OF ZBA MINUTES FOR:

A. January 25, 2007

Motion made by Terry Kitchen to approve the minutes for the January 25, 2007 ZBA meeting. Seconded by Richard Begley. Approved.

VII: PAYMENT OF BILLS

ZBA Clerk

Motion made by Terry Kitchen to approve payment to the ZBA clerk. Seconded by Chairman Torpey. Unanimous.

VIII: ADJOURNMENT

There being no further business a motion was made by Terry Kitchen to adjourn the meeting at 8:24 p.m. Seconded by Chairman Torpey.
Voted unanimously.

The next regular meeting of the Zoning Board of Appeals is scheduled to Thursday, March 29, 2007 at 7:30 p.m. in the Town Hall Council Chambers.

Respectfully submitted,

Theresa Godreau