

**ZONING BOARD OF APPEALS
MARCH 29, 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, March 29, 2007 in the Town Council Chambers, 740 Main Street, East Hartford, Connecticut.

PRESENT: Chairman Richard Torpey, Terry Kitchen, James McElroy, Tom Rup, Alternate Randall Newbury.

Also present: Bonnie Nichols, Director/Inspections and Permits.

ABSENT: Richard Begley, Alternates: Anne Fornabi, Lucien Plante.

Chairman Torpey appointed Randall Newbury as a voting member due to the absence of Richard Begley.

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 from the February 25, 2007 meeting by the applicant]**
2. David Scott Stewart, **16 Church Street**, Requests a variance from Section 210.5(a)(4) Signs, to permit 2 signs for a "House of Worship" each sign being 36 sq. ft. **(Zone R-3)**
3. Anthony Palazzo Jr., **262 Timber Trail**, Requests a variance from Section 302.3 Lot Size and Area, to permit a non-conforming lot 87 ft. in width, a variance of 13 ft. and 14,474 sq. ft. in area, a variance of 526 sq. ft., and Section 302.5(c) to permit the existing dwelling a rear yard variance of 11.9 ft. **(Zone R-2)**

4. Myfit Isufat, **118 Governor Street**, Requests a variance from Section 214.2(e) Accessory Structures, to permit 2 garage structures, each 378 sq. ft., totaling 756 sq. ft., requiring a variance of 328 sq. ft. and 5 ft. from the side property line requiring a 1ft. variance **(Zone R-3)**

RECESS

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 from the February 25, 2007 meeting by the applicant]

The applicant withdrew its variance application without prejudice in a letter dated March 21, 2007.

2. David Scott Stewart, **16 Church Street**, Requests a variance from Section 210.5(a)(4) Signs, to permit 2 signs for a "House of Worship" each sign being 36 sq. ft. **(Zone R-3)**

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

Tom Rup stated that this solution is a common sense approach to use the types of signs requested.

Approved 5:0

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

3. Anthony Palazzo Jr., **262 Timber Trail**, Requests a variance from Section 302.3 Lot Size and Area, to permit a non-conforming lot 87 ft. in width, a variance of 13 ft. and 14,474 sq. ft. in area, a variance of 526 sq. ft., and Section 302.5(c) to permit the existing dwelling a rear yard variance of 11.9 ft. **(Zone R-2)**

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

No discussion.

Approved 5:0

Reason #7 The variance is in harmony with the general intent of the comprehensive plan and not contrary to the public welfare.

4. Myfit Isufat, **118 Governor Street**, Requests a variance from Section 214.2(e) Accessory Structures, to permit 2 garage structures, each 378 sq. ft., totaling 756 sq. ft., requiring a variance of 328 sq. ft. and 5 ft. from the side property line requiring a 1ft. variance (**Zone R-3**)

Tom Rup made a motion to deny the application. Seconded by James McElroy.

Tom Rup stated that the units are not properly secured. The owner can have one 2-car garage placed on the property to meet the zoning regulations.

Denied 5:0

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.

IV. OLD BUSINESS

None

IV: NEW BUSINESS

A. Election of Officers

Chairman Torpey stated that this agenda item should be tabled until the April 26, 2007 meeting.

V: MISCELLANEOUS

None

VI: APPROVAL OF ZBA MINUTES FOR:

A. February 22, 2007

Motion made by Chairman Torpey to approve the minutes for the February 22, 2007 ZBA meeting.

Correction: Tom Rup noted that the discussion on the Royal House Chapel International application should include the word NOT. Correction to read:

Tom Rup stated the decision was not 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.

Seconded by Terry Kitchen with noted correction. Approved.

Note: The clerk will re-submit the minutes to the Town Clerk with the correction.

VII: PAYMENT OF BILLS

ZBA Clerk

Motion made by Terry Kitchen to approve payment to the ZBA clerk. Seconded by James McElroy. Unanimous.

VIII: ADJOURNMENT

There being no further business a motion was made by Chairman Torpey to adjourn the meeting at 7:50 p.m. Seconded by Terry Kitchen.
Voted unanimously.

The next regular meeting of the Zoning Board of Appeals is scheduled to Thursday, April 26, 2007 at 7:30 p.m. in the Town Hall Council Chambers.

Respectfully submitted,

Theresa Godreau