

**ZONING BOARD OF APPEALS
MAY 31, 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, May 31, 2007 in the Town Council Chambers, 740 Main Street, East Hartford, Connecticut.

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

ABSENT: Alternates: Anne Fornabi, Randall Newbury.

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. James K. Brice, **24 Lafayette Avenue**, Is appealing the order of the Zoning Enforcement Official to remove a “fabric” building structure in accordance with Section 214.2, Accessory Structures. **(Zone R-3)**
2. Cherish the Children Foundation, Inc., **36 Andrew Drive**, Requests a variance from Sections 302.5(a) & (c), Yards, for an addition to the side of the house over the front yard setback line requiring a 17 ft variance, also to permit a rear deck 31 feet from the rear property line requiring a 9 foot variance. **(Zone R-2)**

RECESS

III: HEARINGS DISCUSSION AND BOARD DECISIONS:

1. James K. Brice, **24 Lafayette Avenue**, Is appealing the order of the Zoning Enforcement Official to remove a “fabric” building structure in accordance with Section 214.2, Accessory Structures. **(Zone R-3)**

Tom Rup made a motion to deny the appeal . Seconded by Richard Torpey.

Tom Rup stated that there is no property hardship or reasonable purpose to agree with this appeal. He further stated that the Commission has a responsibility to uphold zoning laws.

Uphold Appeal 2:3

Terry Kitchen made a motion to approve the appeal. Seconded by James McElroy.

Terry Kitchen stated that the structure was installed in the area three years prior to the regulation taking effect. He stated that this application should be grandfathered.

James McElroy concurred.

Do not Uphold Appeal 3:2

The letter sent to the applicant from the Zoning Enforcement Official is upheld.

This appeal has been denied by reason of default (unable to get a majority vote).

2. Cherish the Children Foundation, Inc., **36 Andrew Drive**, Requests a variance from Sections 302.5(a) & (c), Yards, for an addition to the side of the house over the front yard setback line requiring a 17 ft variance, also to permit a rear deck 31 feet from the rear property line requiring a 9 foot variance. **(Zone R-2)**

James McElroy made a motion to approve the application as submitted. Seconded by Terry Kitchen.

James McElroy stated that there is a hardship for the property and the family. This approval will cause no negative impact to the neighborhood.

Tom Rup concurred.

Approved 5:0

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

IV. OLD BUSINESS
None

IV: NEW BUSINESS
A. Election of Officers

Terry Kitchen made a motion to nominate Richard Torpey as Chairman. Seconded by Lucien Plante.

Tom Rup made a motion to close the nominations. Seconded by Richard Begley.

Secretary Terry Kitchen casts one vote for Richard Torpey as Chairman.

Richard Torpey made a motion to nominate Tom Rup as Vice-Chairman. Seconded by Lucien Plante.

Lucien Plante made a motion to close the nominations. Seconded by Richard Torpey.

Secretary Terry Kitchen casts one vote for Tom Rup as Vice-Chairman.

**Tom Rup made a motion to nominate Terry Kitchen as Secretary.
Seconded by Richard Torpey.**

Lucien Plante made a motion to close the nominations. Seconded by Terry Kitchen.

Secretary Terry Kitchen casts one vote for Terry Kitchen as Secretary.

V: MISCELLANEOUS

Chairman Richard Torpey stated that information from the Community Builders Institute was included in the packet. He informed the members to contact Bonnie Nichols if they are interested in attending the seminar.

VI: APPROVAL OF ZBA MINUTES FOR:

A. March 29, 2007

Motion made by Terry Kitchen to approve the minutes for the March 29, 2007 ZBA meeting. Seconded by Chairman Torpey. 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 Richard Begley to adjourn the meeting at 8:09 p.m. Seconded by Tom Rup. Voted unanimously.

The next regular meeting of the Zoning Board of Appeals is scheduled to Thursday, June 28, 2007 at 7:30 p.m. in the Town Hall Council Chambers.

Respectfully submitted,

Theresa Godreau