

**ZONING BOARD OF APPEALS
SEPTEMBER 27, 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, September 27, 2007 in the Town Council Chambers, 740 Main Street, East Hartford, Connecticut.

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

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

ABSENT: Alternate Anne Fornabi.

I. Chairman – Call to Order

Chairman Torpey began the meeting with the Pledge of Allegiance and a reminder to the audience of the Fire Exits.

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

1. Greg Rogers, GHR Construction, **27 Dorothy Road**, Requests a variance from Section 302.5 Yards, to permit a front deck requiring a 20' front yard variance. **(Zone R-2)**
2. Meleta Woodard, **189 Oak Street**, Requests a variance from Section 209.1(a) & (c) Parking Regulations, to permit the widening of the driveway to the property line. **(Zone R-2)**
3. Thomas F. Molloy, **25 Crescent Drive**, Requests a variance from Section 214.2(c) Accessory Structures. To permit an addition to an existing detached garage that had already been granted a variance of 199 sq. ft. over the permitted 377 sq. ft., now increasing that square footage by another 165 sq. ft. **(Zone R-3)**
4. Christopher Servant, **43 Kenyon Place**, Requests a variance from Sections 303.5(c) Yards and 220 Nonconforming Lots, to permit the addition of a 2nd story to a existing residence that is currently too close to the rear property line. **(Zone R-3)**
5. Kelly Bosco, agent for Eddie Pena, **28 Tower Road**, Requests a variance from Sections 304.5(d) Yards and 214.2(c) Accessory Structures, to install a handicapped accessible ramp 2.7 feet from an existing detached garage and 2.0 feet from the rear property line. **(Zone R-4)**

RECESS

III: HEARINGS DISCUSSION AND BOARD DECISIONS:

1. Greg Rogers, GHR Construction, **27 Dorothy Road**, Requests a variance from Section 302.5 Yards, to permit a front deck requiring a 20' front yard variance. **(Zone R-2)**

Tom Rup made a motion to approve the application with the following stipulation:

1. **provided that the structure remain open. Seconded by Terry Kitchen.**

Tom Rup stated that it is understood that the structure not go any further than the existing cement steps.

Approved with stated stipulation 4:1 (nay – James McElroy)

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

2. Meleta Woodard, **189 Oak Street**, Requests a variance from Section 209.1(a) & (c) Parking Regulations, to permit the widening of the driveway to the property line. **(Zone R-2)**

James McElroy made a motion to approve the application with the following amendment:

1. **provided the driveway be no closer than 6” from the property line.**

Seconded by Terry Kitchen.

Approved with stated amendment 5:0

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

3. Thomas F. Molloy, **25 Crescent Drive**, Requests a variance from Section 214.2(c) Accessory Structures. To permit an addition to an existing detached garage that had already been granted a variance of 199 sq. ft. over the permitted 377 sq. ft., now increasing that square footage by another 165 sq. ft. **(Zone R-3)**

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

Approved 5:0

Reason#3 Relief can be granted because the variance requested is not in conflict with the spirit and intent of the zoning regulations.

4. Christopher Servant, **43 Kenyon Place**, Requests a variance from Sections 303.5(c) Yards and 220 Nonconforming Lots, to permit the addition of a 2nd story to a existing residence that is currently too close to the rear property line. **(Zone R-3)**

Tom Rub made a motion to approve the application as submitted. Seconded by James McElroy.

Tom Rup stated it is necessary to keep housing stock current.

Approved 5:0

Reason #3 Relief can be granted because the variance requested is not in conflict with the spirit and intent of the zoning regulations.

5. Kelly Bosco, agent for Eddie Pena, **28 Tower Road**, Requests a variance from Sections 304.5(d) Yards and 214.2(c) Accessory Structures, to install a handicapped accessible ramp 2.7 feet from an existing detached garage and 2.0 feet from the rear property line.
(Zone R-4)

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

James McElroy stated that the applicant has a true hardship.

Approved 5:0

Reason #6 A hardship exists and can be alleviated by the granting of a variance without materially impairing the effect of the zoning regulations.

IV. OLD BUSINESS

None

IV: NEW BUSINESS

Chairman Torpey reported that he received a copy of a letter that Anne Fornabi wrote to Mayor Currey resigning from the Zoning Board of Appeals. Anne has moved out of town. Chairman Torpey stated that it is with regret that Anne has resigned from ZBA and has moved out of town. She was an asset to the Board and Town of East Hartford with her continued support.

V: MISCELLANEOUS

None

VI: APPROVAL OF ZBA MINUTES FOR:

A. August 30, 2007

Terry Kitchen made a motion to approve the minutes of August 30, 2007 as distributed. Seconded by Tom Rup. Approved.

VII: PAYMENT OF BILLS

ZBA Clerk

Motion made by Terry Kitchen to approve payment to the ZBA clerk. Seconded by Richard Begley. Unanimous.

VIII: ADJOURNMENT

There being no further business a motion was made by Chairman Torpey to adjourn the meeting at 8:14 p.m. Seconded by Tom Rup. Voted unanimously.

The next regular meeting of the Zoning Board of Appeals is scheduled to Thursday, October 25, 2007 at 7:30 p.m. in the Town Hall Council Chambers.

Respectfully submitted,

Theresa Godreau