

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

May 18, 2015

The Wethersfield Zoning Board of Appeals held a public hearing on May 18, 2015 at 7:00 PM at Town Hall, Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Daniel Logan, Vice Chairman
Basia Dellaripa
David Gustafson, Alternate, Clerk
Michael Vieira, Alternate

ABSENT: Thomas J. Vaughan, Jr., Chairman
Morris Borea
Eugene Ziurys, Jr
Robert Cobb, Alternate

Also Present: Monica Holloway – Zoning Enforcement Officer

Vice Chairman Logan opened the meeting at 7:15PM. He explained the procedures of the meeting and hearing, adding that there are only four Board Members present therefore it would have to be a unanimous vote in favor in order for the variance to be approved. He stated because of this the Applicants have the option of coming back next month at no charge. He asked if there was anyone present who wished to speak on anything other than what is on the night's Agenda. There was no one from the audience who wished to speak.

Application No. 6154-15, 565 Wolcott Hill Road, requesting a front yard setback of 64 feet where 75 feet is required to build a front porch. Rosario A. D'Agostino, Applicant, Zone A (§3.7.A)

Attorney Leonard Jacobs, Jacobs, Walker, Rice, and Barry, LLC, 146 Main Street, Manchester, CT and owner Mr. Rosario A. D'Agostino appeared before the Board seeking a variance for a front yard setback. He stated that this zone requires a 75' front yard depth this variance would reduce that to a 69' front yard depth.

Attorney Jacobs stated that the property is being fully renovated. He stated that during this renovation process they discovered that the front porch was in disrepair and unsafe. Their plan is to be able to rebuild in the same location with the same appearance before the renovations, adding that this is a historic home built in 1919. Atty. Jacobs stated that because this was a repair they did not realize they needed a variance. He stated that he thought this was a pre-

existing non-conforming use. However, when they called the Building Department to get the necessary permit for the repair they were told by staff that a variance would be needed as they did not have the required front yard setback.

Attorney Jacobs stated that the hardship for this application is the fact that the porch existed for all this time and due to no fault of his client the porch was in such disrepair that it needed to be replaced. He stated that they are asking for the minimum variance, adding that this will not be detrimental to the neighborhood as this was always there. He stated that his client is beautifying and restoring the whole house.

Commissioner Gustafson questioned the width of the porch. Mr. D'Agostino stated that the width is 12'. Commissioner Gustafson asked ZEO Holloway if the structure could be repaired would there be any retroactive action taken. ZEO Holloway stated that there would not be. She also explained that she did tell the Applicant that a variance would not be needed if they could provide pictures showing the disrepair. If this was provided then a permit could have been issued. Atty. Jacobs stated that by the time they realized this it was too late and the porch was already taken down.

There were no further questions or comments from the Board.

The following audience member wished to speak in favor of this application:

1. Gastone Colantonio, 16 Morrison Avenue, Wethersfield, CT – stated that he was surprised that a variance was needed for this application as the porch was always there. He stated that the renovation of this house is a plus for the Town.

Commissioner Gustafson read a letter dated May 13, 2015 into the record from Mr. and Mrs. Dolan, 560 Wolcott Hill Road, Wethersfield, CT in favor of this application, however, they expressed concerned over the time it is taking to renovate this home.

There was no one in the audience who wished to speak in opposition to this application.

Application No. 6155-15, 1281 Silas Deane Highway (Unit 11), requesting to enlarge a wall sign 51.33 sq. ft. where 16 sq. ft. is the maximum allowed. Amanti Salon, Melissa Sharkevich, Applicant, Zone RC (§6.3.F.2)

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Mr. Robert Neth, Connecticut Signcraft, 47 Cherry Street, Naugatuck, CT appeared before the Board on behalf of his client, Melissa Sharkevich seeking to enlarge a wall sign.

Mr. Neth stated that his client was before this Board about 2 months ago for a variance for this sign. It was approved for the size of the actual lettering, 32 sq. feet, however, going through this process with Planning and Zoning it was determined that the logo was never taken into account in the original variance. Therefore, we are before the Board now to included that logo. He added that the size of the sign has not changed.

Commissioner Gustafson confirmed that in looking at the picture, the logo is the lock of hair on the sign. Mr. Neth stated that this was correct.

Vice Chairman Logan stated that this variance is for the whole sign. Mr. Neth confirmed that the size of the sign is 51.33 sq. feet includes the logo. Vice Chairman Logan confirmed that the sign is already up. Mr. Neth stated that this was correct.

There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

WETHERSFIELD ZONING BOARD OF APPEALS
Vice Chairman Logan

Commissioner Gustafson, Clerk

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Basia Dellaripa
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ABSENT: Thomas J. Vaughan, Jr., Chairman
Morris Borea
Eugene Ziurys, Jr
Robert Cobb, Alternate

Also Present: Monica Holloway – Zoning Enforcement Officer

DECISIONS FROM PUBLIC HEARING

Voting Members: All Members voted.

Application No. 6154-15, 565 Wolcott Hill Road, requesting a front yard setback of 64 feet where 75 feet is required to build a front porch. Rosario A. D’Agostino, Applicant, Zone A (§3.7.A)

A motion made by Commissioner Gustafson, seconded by Commissioner Vieira and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as submitted.

Voting Members: All Members voted.

Application No. 6155-15, 1281 Silas Deane Highway (Unit 11), requesting to enlarge a wall sign 51.33 sq. ft. where 16 sq. ft. is the maximum allowed. Amanti Salon, Melissa Sharkevich, Applicant, Zone RC (§6.3.F.2)

A motion made by Commissioner Vieira, seconded by Commissioner Dellaripa and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as submitted.

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APPROVAL OF MINUTES

Upon a motion by the Board approval of the minutes of March 23, 2015 were postponed until the next meeting.

ADJOURNMENT

The meeting was adjourned at 7:35 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
VICE CHAIRMAN LOGAN

Commissioner Gustafson, Clerk

I hereby certify that the above is a true copy of the minutes of the Zoning Board of Appeals on

Commissioner Gustafson, Clerk