

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

January 28, 2008

The Wethersfield Zoning Board of Appeals held a public hearing on January 28, 2008 at 7:00 PM in the Police Department Community Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Bruce T. Bockstael, Acting Chairman
Matthias DeAngelo
Frank Dellaripa, Alternate, Acting Secretary
Shelia Hennessey, Alternate

ABSENT: Morris R. Borea, Chairman
Thomas J. Vaughan, Jr., Vice Chairman
George McKee
Mike Wrona, Alternate

Also Present: Brian O'Connor, Chief Building Official

Commissioner Bockstael opened the meeting at 7:00PM. Before the meeting started, the public was welcomed to speak regarding anything except specific cases in the past or on the night's agenda. There was no one present who wished to speak.

Commissioner Bockstael explained to the Applicant that because there are only 4 members present there must be a unanimous vote in order for this application to be approved. He explained that they have the option of not being heard tonight and waiting until next month to be heard when there may be more members present, he explained that there would be no additional cost to them. The Applicant decided to be heard tonight.

APPLICATION NO. 5996-08 Nicholas & Christine May seeking a variance to construct an addition which will be over the building line at 354 Wells Road, south side, A Residence Zone (§3.7).

Mr. Paul Hallisey, of Hallisey, Pearson & Cassidy Engineering of Rocky Hill, CT appeared before the Board on behalf of Nicholas & Christine May. Mr. Hallisey presented drawings and explained the application. He stated that this is a 10,500 square foot lot that was built in 1922. He stated that Mr. May started an addition on the south side, adding that this addition is a one story addition; 16' x 15' which is over the 40' building line.

Mr. Hallisey stated that the hardship for this application is the building line which was imposed on the lot well after the adjacent houses were built. He stated that this lot has a buildable coverage of 30% and they are at less than 14%.

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Mr. Hallisey explained that a 10' x 12' porch was torn down in order for this addition to be put up. He stated that Mr. May made a mistake in not getting a building permit, however, he did not realize that one was needed. Mr. Hallisey explained that this addition brings value to the area, adding that it is one floor with no basement.

Commissioner DeAngelo questioned if the house is on a corner lot, adding that it looks like the whole house encroaches on the building line. Mr. Hallisey stated that this was correct; adding that the house was built before building lines was established.

Commissioner Bockstael questioned if there is any anticipation of any further additions; adding that he would not want it to encroach any more on Edwards Street. Mr. Hallisey stated that they are not looking to add on any more, stating that he neglected to mention that there is a fence and shrubbery on that side which makes it more private.

Commissioner Bockstael stated that he feels it is important to know that all the houses in that area are over the building line.

Commissioner DeAngelo verified that where the addition is being proposed a porch was knocked down. Mr. Hallisey stated that this was correct; a 10' x 12' porch was removed.

There were no further questions or comments from the Board.

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

1. Anthony Mirabello, 342 Wells Road, Wethersfield, CT – stated that he lives adjacent to this property on the east side. He stated that he is not opposed to any part of the application, adding that this applicant has made many enhancements to this property.

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

WETHERSFIELD ZONING BOARD OF APPEALS
Acting Chairman Bockstael

Commissioner Dellaripa, Acting Clerk

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DECISIONS FROM PUBLIC HEARING

Commissioner Bockstael read into the record a letter from Chief Building Official, Brian O'Connor.

APPLICATION NO. 5996-08 Nicholas & Christine May seeking a variance to construct an addition which will be over the building line at 354 Wells Road, south side, A Residence Zone (§3.7).

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

APPROVAL OF MINUTES

Upon motion made by Commissioner Dellaripa and seconded by Commissioner Bockstael and a poll of the Board it was unanimously voted that the minutes of November 26, 2007 **BE APPROVED**.

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ADJOURNMENT

The meeting was adjourned at 7:25 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
ACTING CHAIRMAN BOCKSTAEL

Commissioner Dellaripa, Acting Clerk

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

Commissioner Dellaripa, Acting Clerk