

WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING
March 28, 2005

The Wethersfield Zoning Board of Appeals held a public hearing on March 28, 2005 at 7:00 PM in the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Morris R. Borea, Chairman
Thomas J. Vaughan, Jr., Vice Chairman
Bruce T. Bockstael, Clerk
Frank A. Falvo, Jr.
Gina P. DeAngelo, Alternate
Matt Cholewa, Alternate

ABSENT: Steven F. Clarke
Craig S. Pinney, Alternate

Also Present: Brian O'Connor, Chief Building & Zoning Official

Chairman Borea opened the meeting. 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.

APPLICATION NO. 5903-05 Marilyn Binns seeking a variance to erect an addition having less than the required rear yard at 45 Woodland Street, east side, B Residence Zone (§3.7.A).

Ms. Marilyn Binns, 45 Woodland Street, Wethersfield, CT appeared before the Board seeking a variance to erect an addition. She stated that she is applying for a variance for an extension that extends 14' out the back. She entered into the record a certified copy of her plot plan. She stated that the hardship is the sharp angle of her back yard. She stated that facing east her yard backs on to the Town properties that go to the garden allotments in back of the Fire Station. She stated that with the 14' extension she is 10" short of the zoning regulations.

Chairman Borea confirmed that she is looking for a 10" variance. Ms. Binns stated that this was correct; she needs a 10" variance for the little corner shown on the plot plan.

Chairman Borea confirmed that this is needed due to the sharp angle of her property in the back. Ms. Binns stated that this was correct.

Chairman Borea confirmed with Mr. O'Connor that the variance that is needed is for 10". Mr. O'Connor stated that he has the old plot plan which showed that the variance was anywhere from 1" to about 2'. Ms. Binns stated that Peter Parizo, Licensed Land Surveyor, West Hartford, came out and did a survey and re-exposed the existing iron pipes for the property lines, adding that this certified plot plan is what she presented to the Board.

Commissioner Cholewa stated that the 30' rear yard measures perpendicular to the rear yard property line. He questioned if it is set forth that way in the regulations; and questioned if that is how they are measured. Mr. O'Connor stated that it was correct; it is measured off of the property line.

Mr. O'Connor questioned if the addition has an overhang. Commissioner Bockstael checked the plans and stated that there is an overhang. Ms. Binns stated that there is no overhang on the east side; there is an overhang however on the south side.

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
CHAIRMAN BOREA

Commissioner Bockstael, Clerk

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Also Present: Brian O'Connor, Chief Building & Zoning Official
J. Claude Jean, Assistant Building & Zoning Official

DECISIONS FROM PUBLIC HEARING

APPLICATION NO. 5903-05 Marilyn Binns

seeking a variance to erect an addition having less than the required rear yard at 45 Woodland Street, east side, B Residence Zone (§3.7.A).

Upon motion made by Commissioner Falvo, Jr. seconded by Chairman Borea 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 Bockstael, seconded by Vice Chairman Vaughan, Jr. and a poll of the Board it was unanimously voted that [the minutes of February 28, 2005](#) **BE APPROVED**.

PROPOSED NEW FEES FOR APPLICATIONS

The Commission was evenly divided, for and against, raising application fees.

ADJOURNMENT

The meeting was adjourned at 7:30 PM.

WETHERSFIELD ZONING BOARD OF APPEALS

CHAIRMAN BOREA

Commissioner Bockstael, Clerk