

Petition Unanimously approved.

#19-10 **32 Troy Street** – Petition of K. Ambroise, requesting a variance to Section 177, Attachment 3; requesting a two (2) percent or 99 square foot variance to the thirty (30) percent or 1,350 square foot maximum lot coverage, which would establish a new lot coverage maximum of thirty-two (32) percent or 1,449 square feet for the construction of a new detached two-car garage per plan on file.
RM-3R ZONE

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Sadinsky made a motion to grant the petition; second by Commissioner Tucker. In reaching its decision, the Board found the following conditions to exist:

1. **Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.**
2. **Variance request is minor and will not adversely impact neighboring properties.**
3. **Variance is in character with the surrounding properties.**
4. **A building Permit must be obtained prior to any construction activity.**

VOTE: 5-0 Voting in favor were Commissioners Foley, Martin, Sadinsky, Schindelman and Tucker

Opposed: 0

Petition Unanimously Approved

#20-10 **21 Manchester Circle** – Petition of P. Roberts, requesting a variance to Section 177-20(E), Obstructions in Yards; requesting a +/- 10 foot, 4 inch variance to the 30 foot rear yard setback, leaving a new rear yard setback of +/- 19 feet, 6 inches for the construction of a second story addition per plan on file.
R-6 ZONE

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Tucker made a motion to grant the petition; second by Commissioner Schindelman. In reaching its decision, the Board found the following conditions to exist:

1. **The granting of the variance will not be detrimental to the public health, safety, convenience, and welfare of the neighborhood.**
2. **Variance request is minor and will not adversely impact neighboring properties.**
3. **There are conditions especially effecting the land or structure, such as the shape of the property.**
4. **A building/zoning permit must be obtained prior to any construction activity.**
5. **No windows are permitted to be installed on the west side of the proposed addition.**
6. **The existing shed must be moved such that it conforms to the requirements of the West Hartford Zoning Ordinances.**
7. **A new A2 survey which shows the property boundary as well as all buildings must be submitted prior to the issuance of a Certificate of Occupancy.**

VOTE: 5-0 Voting in favor were Commissioners Foley, Martin, Sadinsky, Schindelman and Tucker

Petition Unanimously Approved

#21-10 **97 Woodmere Road** -- Petition of P. Roberts, requesting a variance to Section 177-20(D)(4), Obstructions in Yards; requesting a +/- 10 foot variance to the 35 foot Building Line, leaving a new +/- 25 foot Building Line for the construction of a utility shed per plan on file. Also requesting a variance to Section 177-20(E), Obstructions in Yards; requesting a +/- 24 foot variance to the 30 foot rear yard setback, leaving a new +/-6 foot rear yard setback for the construction of a deck per plan on file.
R-6 ZONE

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Sadinsky made a motion to grant the petition; second by Commissioner Foley. In reaching its decision, the Board found the following conditions to exist:

8. The granting of the variance will not be detrimental to the public health, safety, convenience, and welfare of the neighborhood.
9. Variance request is minor and will not adversely impact neighboring properties.
10. There are conditions especially affecting the land or structure, such as the shape of the property.
11. A building/zoning permit must be obtained prior to any construction activity.
12. A new A2 survey which shows the property boundary as well as all existing and proposed structures must be submitted as part of the building permit application.

VOTE: 5-0 Voting in favor were Commissioners Foley, Martin, Sadinsky, Schindelman and Tucker

Petition Unanimously Approved

#22-10 **35 Ridgewood Road** – Petition of E. & N. de’Ath requesting a variance to Section 177-20 (D)(1), Obstructions in Yards, for the construction of a wall and mounted lights on pillars, forward of the Building Line where a height of 4 feet is permitted by ordinance, per plan on file.
R-10 Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Tucker made a motion to grant the petition; second by Commissioner Foley. In reaching its decision, the Board found the following conditions to exist:

5. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
6. Variance request is minor and will not adversely impact neighboring properties.
7. Variance is in character with the surrounding properties.
8. A building Permit must be obtained prior to any construction activity.

VOTE: 5-0 Voting in favor were Commissioners Foley, Martin, Sadinsky, Schindelman and Tucker

Opposed: 0

Petition Unanimously Approved

Commissioner Foley made a motion to approve the minutes of Wednesday, April 21, 2010; second by Commissioner Schindelman.

VOTE: 5-0 Unanimously Approved.

Commissioner Tucker made a motion to adjourn; second by Commissioner Schindelman.

VOTE: 5-0 Unanimously Approved.

Respectively submitted,

Brian Pudlik
Secretary to the Zoning Board of Appeals

U:\Shared Documents\ZBA\Minutes\2010\May19Meeting_10.doc