ZONING BOARD OF APPEALS
TOWN COUNCIL CHAMBERS
May 26, 2016
TOWN OF EAST HARTFORD
740 MAIN STREET
EAST HARTFORD, CT 06108

REGULAR MEETING

The regular Meeting of the Zoning Board of Appeals was called to order by Chairman Richard Torpey at 7:02 p.m. in the Town Council Chambers.

PRESENT: Members: Richard Torpey, David Repoli, Tim Siggia,
Alternates: Carol Noel, Eddie Camejo

Also Present: Gary Zalucki, Assistant Zoning Enforcement Official and Greg Grew, Director of Inspections and Permits

ABSENT: Richard DeCrescenzo; James McElroy; Caroline Torres

I. Chairman – Call to Order – 7:02 p.m.

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

Chairman Torpey appointed Alternates Carol Noel and Eddie Camejo as voting members.

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

1. Christopher Gonsalves., **219 Naubuc Avenue**, Requests a variance from Section 214.2(e) Accessory Structures, to construct a detached garage with a 1296 sq. ft. footprint and 864 sq. ft. 2nd floor, totaling 2160 sq. ft. of floor area, requiring a variance of 1352 sq. ft. **(Zone R-3) [Continued from the May 26, 2016 meeting]**

The applicants attorney Richard Quinlan spoke for the applicant, stating that the owner was limited in changes that could be made because the house was in an Historic District; has a stone foundation and the basement is very wet and unusable; the 2nd story of the garage would be used for storage and not be used for the owners personal business. The board asked about connecting the garage to the house thereby eliminating the need for a variance; the applicant stated it would not be permitted by the Historical Commission.

Mr. Grew spoke in regards to the review memo he issued. He could not see a reasonable hardship for the size of the garage; that the applicant would still have reasonable use of the property; there was no peculiarity in the property and does not see a legal hardship for a garage this size.

2. Ariel and Irvia Rosario, **178 Chester Street**, Requests a variance from Section 214.2(c) Accessory Structures, to construct an addition to the residence that will be 5 ft. from the existing garage, requiring a variance of 5 ft. **(Zone R-3)**

The applicant stated that they wish to put an addition on back the house where existing garage is already less than 10 feet from the house, this would continue this nonconformity. Mr. Repoli questioned whether the house could be attached to the garage; the applicant had discussed it with their contractor but said it would be very difficult and not look very good because of the different roof lines already on the garage and house.

III. HEARINGS DISCUSSION AND BOARD DECISIONS:

1. Robert DeCrescenzo, agent for Crazy Chicken Grill, LLC, **808 & 810 Silver Lane,** requests a variance from Section 222.1(c)(1) Alcoholic Liquors, to permit the serving of alcoholic liquors at a restaurant closer than 1000 feet from another restaurant also serving alcoholic liquors. **(Zone B-6)**

Chairman Torpey made a motion to deny the application; 2nd by Mr. Siggia

Discussion: Mr. Torpey stated that the garage was simply too big and overwhelming; Mr. Repoli concurred that it was too big; Ms. Stated that the applicant did not prove a hardship.

The vote on the motion: 5:0 to deny – motion carries

Reason #2 - The applicant did not prove a hardship under the law.

2. Ariel and Irvia Rosario, **178 Chester Street**, Requests a variance from Section 214.2(c) Accessory Structures, to construct an addition to the residence that will be 5 ft. from the existing garage, requiring a variance of 5 ft. **(Zone R-3)**

Mr. Siggia made a motion to approve the application; 2nd by Mr. repoli

Discussion: Mr. Camejo stated that he could see the hardship

The vote on the motion: 4:1 to approve – motion carries.

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

IV. OLD BUSINESS None

V. NEW BUSINESS None

VI. MISCELLANEOUS

1. Mr. Torpey reminded the board of the workshop with the Planning and Zoning Commission scheduled for June 8, 2016
2. Mr. Torpey congratulated Ms. Torres on getting her masters degree.

VII. APPROVAL OF ZBA MINUTES FOR REGULAR MEETING April 28, 2016

Did not occur; will be put on the agenda for the next meeting.

VIII. PAYMENT OF BILLS

None

IX. ADJOURNMENT

There being no further business, a motion was made by Mr. Repoli to adjourn the meeting at 7:56pm 2nd by Mr. Siggia.

The next regular meeting of the Zoning Board of Appeals is scheduled for Thursday, June 30, 2016 at 7:00 p.m.

Respectfully submitted,
Gary Zalucki, Acting Clerk