

**ZONING BOARD OF APPEALS**

**TOWN COUNCIL CHAMBERS**

**MAY 25, 2017**

**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 7:04 in the Town Council Chambers.

PRESENT: Members: Richard Torpey, James McElroy, David Repoli, Timothy Siggia,

 Richard DeCrescenzo

 Alternates: Eddie Camejo

 Absent: Caroline Torres, Awet Tsegai

 Also Present: Gary Zalucki, Assistant Zoning Enforcement Official

**I.** **CHAIRMAN** – Call to Order – 7:04 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.

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

1. Jacqueline Christensen, **6 Farnham Drive**, Requests a variance from Sections 214.2 (b & c) Accessory Structures and 211.1(a) Dimensional Requirements of Corner Lots, to permit a shed in the quarter of the property closest to the street and within 2 ft. of the side property line requiring a variance of 18 ft. **(Zone R-2)**
2. Richard Rizzo, agent for MCG East Hartford, LLC, **735 Silver Lane**, Requests a variance from Section 210.5(c) (1 & 2) Signs, to permit a total amount of signage of 245 sq. ft. requiring a variance of 105.5 sq. ft. and a ground sign height of 20 ft. requiring a variance of 5 ft. **(Zone B-6)**

**III. HEARINGS DISCUSSION AND BOARD DECISIONS:**

1. Jacqueline Christensen, **6 Farnham Drive**, Requests a variance from Sections 214.2 (b & c) Accessory Structures and 211.1(a) Dimensional Requirements of Corner Lots, to permit a shed in the quarter of the property closest to the street and within 2 ft. of the side property line requiring a variance of 18 ft. **(Zone R-2)**

**Ms. Christensen stated that she has a steep slope to her yard which limits where a shed can be placed.**

**Motion made to approve the request by Richard DeCrescenzo, Seconded by David Repoli**

**Reason #2 APPROVED 5:0**

**[Approved by a vote of 5-0 with a stipulation a fence be maintained along that side property line as long as a shed is in place there]**

2. Richard Rizzo, agent for MCG East Hartford, LLC, **735 Silver Lane**, Requests a variance from Section 210.5(c) (1 & 2) Signs, to permit a total amount of signage of 245 sq. ft. requiring a variance of 105.5 sq. ft. and a ground sign height of 20 ft. requiring a variance of 5 ft. **(Zone B-6)**

**Mr. Rizzo stated that there is a large tree hindering the visibility of a sign and the store is set back from the road so it may not be noticed without a higher sign.**

**Motion made to deny the request by James McElroy, Seconded by David Repoli**

**Reason #2 APPROVED 5:0**

**IV. OLD BUSINESS None**

**V. NEW BUSINESS None**

**VI. MISCELLANEOUS None**

**VII. APPROVAL OF ZBA MINUTES FOR:**

A. April 27, 2017

**Motion to accept made by David Repoli. Seconded by Eddie Camejo APPROVED 5:0**

**VIII. PAYMENT OF BILLS**

A. Payment of Clerk

**Motion made by Eddie Camejo. Seconded by Timothy Siggia. APPROVED 5:0**

**XI. ADJOURNMENT**

**Motion to adjourn at 7:38 made by Eddie Camejo. Seconded by Caroline Torres. APPROVED 5:0**

The next regular meeting of the Zoning Board of Appeals is scheduled on Thursday, June 29, 2017.

Respectfully submitted,

Elizabeth Watson, Clerk