

**ZONING BOARD OF APPEALS
TOWN COUNCIL CHAMBERS
OCTOBER 25, 2018
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 Acting Chairman James McElroy at 7:03 p.m. in the Town Council Chambers.

PRESENT: Members: James McElroy, Connor Martin, David Repoli, Awet Tsegai, Nancy Vivar-Ramos

Also Present: Gary Zalucki, Assistant Zoning Enforcement Official

I. ACTING CHAIRMAN – Call to Order – 7:03 p.m.

Acting Chairman James McElroy 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. Kenelm Fevrier, **49-51 Sisson Street**, Requests a variance from Section 214.2(c) Accessory Structures, to permit a shed 1.6 ft. from the property line, requiring a variance of 4.4 ft. **(Zone R-4)**

Kenelm Fevrier spoke on his behalf to request the dog shed be approved. Andre Dumas, neighbor from East Hartford Housing Authority spoke to say he has no objections to the dog shelter and he intends to put up a fence.

2. R & M Properties, LLC, **78-82 Tolland Street**, Requests a variance from Section 503.1(34) to permit the expansion of an existing residential use in an industrial zone. **(Zone I-3)**

R&M llc spoke on their behalf – currently an I3 zone they want to make into a 3rd one bedroom residential unit instead of commercial space.

3. Robert and Marcella Ouellette, **244 Chester Street**, Requests a variance from Section 303.5(b) Yards, to permit an addition 4 ft. from the property line, requiring a variance of 4 ft. **(Zone R-3)**

Robert spoke on his behalf to request the variance to prohibit his ailing mother to get in and out of the house more easily.

III. HEARINGS DISCUSSION AND BOARD DECISIONS:

1. Kenelm Fevrier, **49-51 Sisson Street**, Requests a variance from Section 214.2(c) Accessory Structures, to permit a shed 1.6 ft. from the property line, requiring a variance of 4.4 ft. **(Zone R-4)**

Motion made by Connor Martin to approve the appeal with the stipulation it is to remain a dog shelter. Seconded by David Repoli. APPROVED 5:0
REASON #5 – Such use of the proposed location will not imperil the safety of the public.

2. R & M Properties, LLC, **78-82 Tolland Street**, Requests a variance from Section 503.1(34) to permit the expansion of an existing residential use in an industrial zone. **(Zone I-3)**

Motion made by David Repoli to approve the request. Seconded by Connor Martin. APPROVED 5:0
REASON #5 - Such use of the proposed location will not imperil the safety of the public.

3. Robert and Marcella Ouellette, **244 Chester Street**, Requests a variance from Section 303.5(b) Yards, to permit an addition 4 ft. from the property line, requiring a variance of 4 ft. **(Zone R-3)**

Motion made by Awet Tsegai to approve the request. Seconded by Nancy Vivar-Ramos APPROVED 5:0
REASON #5 – Such use of the proposed location will not imperil the safety of the public.

IV. OLD BUSINESS – None

V. NEW BUSINESS – None

VI. MISCELLANEOUS – None

VII. APPROVAL OF ZBA MINUTES FOR:

A. September 27, 2018

Motion to accept the minutes made by David Repoli. Seconded by Connor Martin. APPROVED 5:0

VIII. PAYMENT OF BILLS

A. Payment of Clerk \$100.00

Motion to pay the Clerk was made by David Repoli. Seconded by Connor Martin. APPROVED 5:0

XI. ADJOURNMENT

Motion to adjourn at 7:31 p.m. was made by Awet Tsegai. Seconded by David Repoli.
APPROVED 5:0

The next regular meeting of the Zoning Board of Appeals is scheduled on Thursday, November 29, 2018.

Respectfully submitted,

Elizabeth Watson, Clerk