

**ZONING BOARD OF APPEALS
July 28, 2022
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 James McElroy at 7:00 p.m. in the Town Council Chambers.

PRESENT: Members: James McElroy, David Repoli, Fady El-Hachem and Harrison Amadasun.

Also Present: Vilma de Leon, Assistant Zoning Enforcement Official, Gary Zalucki, Former Assistant Zoning Enforcement Official and Juliet Relph, Clerk

ABSENT: Timothy Siggia

I. CHAIRMAN James McElroy – Called meeting to Order – 7:00 p.m.

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

1. April Lavoie, **1404 Forbes Street**, is appealing the order of the Assistant Zoning Enforcement Official to prohibit a tractor trailer cab from parking on the property, a violation of **Section 302.1 Permitted Uses** and **Section 214.1(b)(2) Accessories Uses** of the zoning regulations. (**Zone R-2**).
2. Gerardo H. Pagan, **26 Concord Street**, requests a variance from **Section 214.2(e)**, to permit a garage of 400 sq. ft., 426 sq. ft. over what is permitted. (**Zone R-3**).
3. Brenetta Waite, **71 Vernon Road**, is appealing the order of the Assistant Zoning Enforcement Official to prohibit the expansion of the driveway, a violation of **Section 209.1(c) Parking Regulations**. (**Zone R-3**).

III. HEARINGS DISCUSSION AND BOARD DECISIONS:

1. **April Lavoie, 1404 Forbes Street, is appealing the order of the Assistant Zoning Enforcement Official to prohibit a tractor trailer cab from parking on the property, a violation of Section 302.1 Permitted Uses and Section 214.1(b)(2) Accessories Uses of the zoning regulations. (Zone R-2).**

Neighbor called police because tractor trailer cab is parked every night for five to six hours. The problem is it's an everyday use day/night. It becomes a problem because it is parked every day/night and the limitation is the size of the vehicle. It was stated that there is a car problem issue and he would like some time to deal with that issue and the tractor trailer cab would be gone.

A discussion was held, and the conclusion was that they worked with the Zoning Enforcement Official to get 30 days to deal with the car problems.

Mr. Amadasun made a motion for deny the appeal. Seconded by Mr. El-Hachem. Appeal Denied 4-0.

Ms. Lavoie will work with the Assistant Zoning Official in order to get 30 days to deal with the car issues and come into compliance.

- 2. Gerardo H. Pagan, 26 Concord Street, requests a variance from Section 214.2(e), to permit a garage of 400 sq. ft., 426 sq. ft. over what is permitted. (Zone R-3).**

Mr Pagan stated:

I have updated many safety items like the electrical and walkways on my property. The home has a newer roof with Solar Panels, an energy efficient heating and air-conditioning system, newer windows and highly rated insulated siding.

When I purchased my home in 1997, the home had a 5 x 8 shed, which was updated to a 12 x 20 in 2015. Unfortunately our street is a bit small and we don't have sidewalks so I decided to extend my driveway so that I would not be forced to park on the street.

I later had a professional landscaping company come out and build me some retaining walls with hopes to be able to maximize my property and ultimately build a two car garage for my family to be able to park our vehicles inside, vs. leaving them in the driveway.

With all of this said, I am not requesting to build anything hideous or that would make my home, our neighborhood look bad. I am requesting to be able to use my land to the max, to build a garage to be able to park my truck and motorcycle and keep them out of the weather.

The garage would be built 125' away from my home. My current 12 x 20 is used to store our landscaping tools, equipment, summer lawn furniture, Christmas tree, and bicycles.

I believe this update will not only make my home look better but, help me have more protection for my personal vehicles. Every day I read on local social media of break ins within my home, reminders to keep our vehicles locked and items out of sight. This garage will offer me a second level of protection and ultimately benefit the town as these updates will increase my property value, ultimately increasing property taxes.

Mr.Repoli made a motion to approve the application. Seconded by Fady El-Hachem. Variance Approved 4-0.

- 3. Brenetta Waite, 71 Vernon Road, is appealing the order of the Assistant Zoning Enforcement Official to prohibit the expansion of the driveway, a violation of Section 209.1(c) Parking Regulations. (Zone R-3).**

They received a cease and desist order to prohibit the expansion of the driveway. The expansion is needed because area is too tight and elderly mom and disabled sister are having problems getting into vehicles.

Neighbors called because they thought it was part of her property. Ms. Waite suggested calling in a survey company.

It was suggested that instead of spending the money on a survey company, steel pins can be found on the property line.

Mr. Repoli made a motion to table the appeal until the August 25th meeting. Seconded by Mr. El-Hachem. Motion Approved 4-0.

IV. OLD BUSINESS - NONE

V. NEW BUSINESS – NONE

VI. APPROVAL OF ZBA MINUTES FOR April 28, 2022

Mr. Repoli made a motion to approve the minutes. Seconded by Mr. Amadusun. Vote 4-0

VII. PAYMENT OF BILLS

A. Payment of Clerk - \$100.00

Mr. Amadusun made a motion to remit payment to the clerk. Seconded by Mr. Repoli. Vote 4-0

IX. ADJOURNMENT - There being no further business –

Mr. Amadusun made a motion to adjourn at 7:46pm – APPROVED BY Mr. Repoli.

The next regular meeting of the Zoning Board of Appeals is scheduled for Thursday, August 25, 2022.

Respectfully submitted by Juliet Relph, Clerk.