

**ZONING BOARD OF APPEALS
November 2, 2023
TOWN OF EAST HARTFORD
740 MAIN STREET
EAST HARTFORD, CT 06108**



SPECIAL MEETING

The Special Meeting of the Zoning Board of Appeals was called to order by Chairman James McElroy at 7:12 p.m. via Microsoft Teams Meeting.

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

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

ABSENT: Erwin Hurt, Sr.

I. CHAIRMAN James McElroy – Called meeting to Order – 7:12 p.m.

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

1. Curtis J. D’Addario Sr., 117 Burnside Avenue, Zone B-2 Business. Application for a variance from Section 3.4.C –Yard Setbacks, to reduce the required side yard setback of the westerly property line from 5 feet to 1.8 feet.

III. HEARINGS DISCUSSIONS AND BOARD DECISIONS:

1. **Curtis J. D’Addario Sr., 117 Burnside Avenue, Zone B-2 Business.** Application for a variance from Section 3.4.C –Yard Setbacks, to reduce the required side yard setback of the westerly property line from 5 feet to 1.8 feet. **[Postponed from the September 28, 2023 regular meeting]**

Curtis D’Addario - spoke on behalf of D’Addario’s Auto Service.

Looking for permission to continue to move forward with official architectural drawings and, if needed, an updated survey to receive the required permits to add the addition, reface the building and bring more services to the area and a better appearance to 117 Burnside Avenue.

The two storage containers behind the building will be removed; the large trailer behind the building will take some time to empty but will be empty out and removed; parking compliance is currently being addressed and will be followed per town’s request.

Matt D’Addario spoke in favor of the petition.

A motion was made that all containers and construction be removed in six months and will adhere to the time given by the town.

David Repoli made a motion to approve the variance and seconded by Harrison Amadasun. [Variance approved by a vote of 5-0]. The variance was approved with the stipulation that the property be brought into compliance with the regulations within 6 months of the completion of the new building. The following corrective actions are required:

- **The business must accommodate the exterior parking in accordance with the site plan.**
- **Remove the containers and tractor trailer from the property.**
- **Remove vehicle from side yard and stop parking on the lawn.**

THE REASON FOR APPROVAL IS:

Relief can be granted without impairment to the integrity of the zoning regulations.

IX. ADJOURNMENT -

David Repoli made a motion to adjourn at 7:40pm – Seconded by Fady El-Hachem.
Vote of 5-0

The next regular meeting of the Zoning Board of Appeals is scheduled for Thursday, November 30, 2023.

Respectfully submitted by: Juliet Relph, Clerk.