

**ZONING BOARD OF APPEALS
TOWN COUNCIL CHAMBERS
JANUARY 26, 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 7:01 in the Town Council Chambers.

PRESENT: Members: Richard Torpey, James McElroy, Timothy Siggia, Richard DeCrescenzo, David Repoli
Alternates: Eddie Camejo, Caroline Torres

Also Present: Gary Zalucki, Assistant Zoning Enforcement Official

I. CHAIRMAN – Call to Order – 7:01 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. Eliseu Azinheira, 188 Park Avenue, Is appealing the order from the Assistant Zoning Enforcement Official to remove signs that exceed the number of permitted signs in violation of Section 210.6(d). (Zone B-3)

Applicant was a no show.

2. Ben Aitkin, 66-68 and 72 Forbes Street, Requests a variance from Section 303.3 Lot Size and Area, to permit the subdivision of 1 lot into 2 lots by reducing the required Lot Width. (Zone R-2)

Applicant wants to separate the 2 existing houses on the same piece of property and claimed a hardship regarding the Lot Width requirement.

3. Aldi Inc., 801 Silver Lane, Requests a variance from Section 406.4(c) Yards, to permit a rear yard of 27.99 feet for a rear addition to the building requiring a 12.01 ft. variance. (Zone B-6)

Aldi representatives stated the store is being expanded and they need to construct an addition to the rear of the building for more interior space and loading dock purposes. The addition can't go in any other place on the property and will have a minimal impact on the rear of the property.

4. Ryan May, 128 Main Street, Requests a variance from Section 209.1(c) Parking Regulations, to permit parking within 2 ft. of the easterly property line requiring a 3 ft. variance. (Zone B-1)

Dr. May requests the variance in order to meet the parking requirements of the zoning regulations and provide ample parking for his chiropractic business. The property is currently used as residential but needs more parking for the proposed office use.

III. HEARINGS DISCUSSION AND BOARD DECISIONS:

1. Eliseu Azinheira, 188 Park Avenue, Is appealing the order from the Assistant Zoning Enforcement Official to remove signs that exceed the number of permitted signs in violation of Section 210.6(d). (Zone B-3)

No vote – denied – order stands

Approved 5:0

2. Ben Aitkin, 66-68 and 72 Forbes Street, Requests a variance from Section 303.3 Lot Size and Area, to permit the subdivision of 1 lot into 2 lots by reducing the required Lot Width. (Zone R-2)

Motion made to approve variance by Richard Torpey. Seconded by Timothy Siggia.

Reason #2: Relief can be granted without impairment to the integrity of the zoning regulations.

Approved 5:0

3. Aldi Inc., 801 Silver Lane, Requests a variance from Section 406.4(c) Yards, to permit a rear yard of 27.99 feet for a rear addition to the building requiring a 12.01 ft. variance. (Zone B-6)

Motion made to approve variance by David Repoli. Seconded by Richard DeCrescenzo.

Reason #2: Relief can be granted without impairment to the integrity of the zoning regulations.

Approved 5:0

4. Ryan May, 128 Main Street, Requests a variance from Section 209.1(c) Parking Regulations, to permit parking within 2 ft. of the easterly property line requiring a 3 ft. variance. (Zone B-1)

Motion made to approve with the stipulation a 6' fence be placed along the easterly property line by James McElroy. Seconded by David Repoli.

Reason #2: Relief can be granted without impairment to the integrity of the zoning regulations.

Approved 5:0

IV. OLD BUSINESS

None

V. NEW BUSINESS

Letter was read from the Town Council regarding the filing of meetings and minutes. ZBA members are welcome to attend the meeting and discuss any board issues.

VI. MISCELLANEOUS

None

VII. APPROVAL OF ZBA MINUTES FOR:

A. August 25, 2016 – Richard Torpey, Timothy Siggia, Caroline Torres.

Motion to accept made by Richard Torpey. Seconded by Caroline Torres.

Approved 3:0

B. October 27, 2016

Motion to accept made by Eddie Camejo. Seconded by James McElroy.

Approved 4:0

VIII. PAYMENT OF BILLS

Payment of Clerk – Motion made by David Repoli. Seconded by Caroline Torres.

Approved 5:0

XI. ADJOURNMENT

Motion to Adjourn at 7:36 made by Eddie Camejo. Seconded by Timothy Siggia.

Approved 5:0

The next regular meeting of the Zoning Board of Appeals is scheduled on Thursday, February 23, 2017.

Respectfully submitted,
Elizabeth Watson