

**ZONING BOARD OF APPEALS**

**TOWN COUNCIL CHAMBERS**

**NOVEMBER 30, 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 Acting Chairman David Repoli at 7:06 p.m. in the Town Council Chambers.

PRESENT: Members: Eddie Camejo , David Repoli , Timothy Siggia, Awet Tsegai

Absent: Richard DeCrescenzo, James McElroy, Caroline Torres

Also Present: Gary Zalucki, Assistant Zoning Enforcement Official

**I.** **VICE-CHAIRMAN** – Call to Order – 7:06 p.m.

Acting Chairman Repoli began the meeting with the Pledge of Allegiance, the reading of the opening statement and a reminder to the audience of the Fire Exits.

Acting Chairman Repoli appointed Eddie Camejo and Awet Tsegai as voting members.

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

1. Boris Yezersky, Agent for East Hartford Elder Care, LLC, for **870 Burnside Avenue**, Requests a variance from Section 209.3(2) Parking regulations for Adult Day, to reduce the number of required parking spaces. **(Zone R-4)**

**Boris Yezersky spoke on his behalf. He stated that because the patients attending the Adult Daycare do not drive themselves there is no need for the number of parking spaces needed in order to get licensed.**

**A concerned neighbor spoke up to ask how the parking will be changed. It was explained that there will be no change in how the parking is at present, that there will not be an increase in the number of spaces which is what the parking regulations require.**

1. Ron Pfau, Agent for the Estate of Bernard Pfau, for **621 Main Street**, Requests a variance from Section 402.2(a) Special Permit Uses, to permit expanding the Use of an existing nonconforming automobile repair shop. **(Zone B-2)**.

**Ron Pfau, executor of the estate, spoke to expand the use of current “limited” repair garage to make it a “general” repair garage. The current site is legally nonconforming. He wants to move an existing general repair business already within the town to this location, but the Lot Size and Lot Width are nonconforming so he requests a variance.**

1. Louis Wanat, Agent for Ash Street Holdings, LLC, for - **99 Ash Street,** Requests Site Location Approval for a new auto sales and repair facility under Section 808.3 and C.G.S. Sections 8-6 and 14-54. **(Zone B-3)**

**Attorney Jonathan Harris spoke on behalf of the applicant, to move current KIA dealership on Connecticut Boulevard to 99 Ash Street, rehabbing the current location requiring a slight change of footprint.**

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

1. Boris Yezersky, Agent for East Hartford Elder Care, LLC, for **870 Burnside Avenue**, Requests a variance from Section 209.3(2) Parking regulations for Adult Day, to reduce the number of required parking spaces.**(Zone R-4)**

**Motion made to Approve the request for a variance made by Eddie Camejo. Seconded by Awet Tsegai. APPROVED 4:0**

**REASON #2 – Relief can be granted without impairment to the integrity of the zoning regulations.**

1. Ron Pfau, Agent for the Estate of Bernard Pfau, for **621 Main Street**, Requests a variance from Section 402.2(a) Special Permit Uses, to permit expanding the Use of an existing nonconforming automobile repair shop. **(Zone B-2)**.

**Motion made to Approve the request for a variance made by Eddie Camejo. Seconded by Dave Repoli. APPROVED 4:0**

**REASON #2 – Relief can be granted without impairment to the integrity of the zoning regulations.**

1. Louis Wanat, Agent for Ash Street Holdings, LLC, for - **99 Ash Street,** Requests Site Location Approval for a new auto sales and repair facility under Section 808.3 and C.G.S. Sections 8-6 and 14-54. **(Zone B-3)**

**Motion to Approve made by Timothy Siggia. Seconded by Awet Tsegai. APPROVED 4:0**

**IV. OLD BUSINESS None**

**V. NEW BUSINESS None**

**VI. MISCELLANEOUS – Alternate Eddie Camejo resigned from Zoning Board of Appeals.**

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

A. October 26, 2017

**Motion to accept made by Timothy Siggia. Seconded by Awet Tsegai. APPROVED 4:0**

**VIII. PAYMENT OF BILLS**

A. Payment of Clerk

**Motion made by Eddie Camejo. Seconded by Awet Tsegai. APPROVED 4:0**

**XI. ADJOURNMENT**

**Motion to adjourn at 7:43 p.m. made by Timothy Siggia. Seconded by Awet Tsegai. APPROVED 4:0**

The next regular meeting of the Zoning Board of Appeals is scheduled on Thursday, January 25, 2018.

Respectfully submitted,

Elizabeth Watson, Clerk