

**ZONING BOARD OF APPEALS**

**TOWN COUNCIL CHAMBERS**

**OCTOBER 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 Vice-Chairman James McElroy at 7:00 in the Town Council Chambers.

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

 Absent: Richard DeCrescenzo, Caroline Torres

 Also Present: Gary Zalucki, Assistant Zoning Enforcement Official

**I.** **VICE-CHAIRMAN** – Call to Order – 7:00 p.m.

Vice-Chairman 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.

Vice-Chairman McElroy appointed Eddie Camejo and Awet Tsegai as voting members.

Vice-Chairman McElroy called for a moment of silence to honor the passing of Chairman Richard Torpey.

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

1. Angelo Tammaro, 7-11 Rosenthal, LLC, **28 Highland Street**, is appealing the order of the Assistant Zoning Official to remove unregistered vehicles from the property, a violation of Sections 402.1 and 403.1 Permitted Uses of the zoning regulations. **(Zone B-2/B-3)**.

**The applicant’s attorney stated that property is essentially a warehouse, where they are storing vehicles for a week at a time and then shipping them off. Vehicles do not stay there for a long period of time. He also stated that the zoning changed and property is now in 2 different zones, and that before the change this activity previously would have been permitted. He also stated that parking vehicles is a permitted Accessory Use. Assistant Zoning Official Gay Zalucki stated that the change in zoning did not matter and that either zone prohibits outside storage of materials, including cars. He also stated that parking unregistered vehicles was not a permitted accessory use.**

1. Easton Wilson, **58 Brewer Street**, Requests a variance from Section 502.1 Permitted Uses, to permit expanding the nonconforming residential use from a 1 family to a 2 family dwelling. **(Zone I-2)**

**Mr. Wilson stated that his house is in an industrial zone. He was unable to sell the house because of that and that some houses in his neighborhood are 2 family houses. If he turned it into a 2 family he will be able to keep the property and maintain his mortgage. He is claiming a personal hardship.**

**Vice Chairman McElroy called for a break at 7:43**

**Back in session at 7:46**

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

1. Angelo Tammaro, 7-11 Rosenthal, LLC, **28 Highland Street**, is appealing the order of the Assistant Zoning Official to remove unregistered vehicles from the property, a violation of Sections 402.1 and 403.1 Permitted Uses of the zoning regulations. **(Zone B-2/B-3)**.

**Motion made to uphold the zoning officer’s order and to deny the appeal made by Eddie Camejo , Seconded by Timothy Siggia. Motion APPROVED 4:0**

**REASON #1 – The appeal would not be in accordance with the lawful intent and purposes of the zoning regulations.**

1. Easton Wilson, **58 Brewer Street**, Requests a variance from Section 502.1 Permitted Uses, to permit expanding the nonconforming residential use from a 1 family to a 2 family dwelling. **(Zone I-2)**

**Timothy Siggia made a motion the variance be granted with the stipulation that it be for residential purposes only, that the property was not to be turned into an industrial property. Discussion ensued that maybe the Planning and Zoning Commission would have to rezone the property. Assistant ZEO Zalucki said that was not the proper avenue. Timothy Siggia withdrew his motion.**

**Motion made by James McElroy to deny the variance request, Seconded by Eddie Camejo.**

 **DENIED 5:0**

 **Reason #2 – The applicant did not prove hardship under the law**

**IV. OLD BUSINESS None**

**V. NEW BUSINESS - 2018 Public Hearing Schedule**

**Motion to approve made by David Repoli. Seconded by Eddie Camejo. APPROVED 5:0**

**VI. MISCELLANEOUS None**

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

A. September 28, 2017

**Motion to accept made by David Repoli, Seconded by James McElroy. APPROVED 3:0**

**VIII. PAYMENT OF BILLS**

A. Payment of Clerk

**Motion made by David Repoli, Seconded by Awet Tsegai. APPROVED 5:0**

**XI. ADJOURNMENT**

**Motion to adjourn at 8:08 made by David Repoli, Seconded by Timothy Siggia. APPROVED 5:0**

The next regular meeting of the Zoning Board of Appeals is scheduled on Thursday, November 30, 2017.

Respectfully submitted,

Elizabeth Watson, Clerk