

**ZONING BOARD OF APPEALS  
May 25, 2023  
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 Community Cultural Center auditorium.

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

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

**ABSENT:** Edwin Hurst

Pledge of Allegiance led by Chairman, James McElroy

**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. Central Sealing Corporation, Inc., agent for **56 Davis Road**, requests a variance from **Section 7.2.H.2** - Parking in Required Side Yard, to permit the expansion of the driveway within 3 ft. of the southerly property line requiring a 2 ft. variance. (**Zone R-2**).
2. James E. Hull, **1211 Forbes Street**, requests a variance from **Section 7.2.H.2** - Parking in Required Side Yard, to permit the expansion of the driveway within 6 inches (.5 ft.) of the northerly property line requiring a 4.5 ft. variance. (**Zone R-2**).

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

1. Central Sealing Corporation, Inc., agent for **56 Davis Road**, requests a variance from **Section 7.2.H.2** - Parking in Required Side Yard, to permit the expansion of the driveway within 3 ft. of the southerly property line requiring a 2 ft. variance. (**Zone R-2**).

Central Sealing Corporation, Inc was represented by **Julie Terlizza**

Old zoning code – would like to extend driveway and able to park 2 cars side by side

The existing driveway width is already 20 feet in the area close to the front wall of the house and it is 3 feet away from the side property line. The intention of the owner is continuing the 20 feet width driveway going forward to the sidewalk. This would require a 2 feet variance. Will line up with driveway – 20 feet to the road.

**Fady El-Hachem made a motion to approve the variance and Seconded by Daron Ross [Variance approved by a vote of 5-0].**

**THE REASON FOR APPROVAL IS:**

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

2. James E. Hull, **1211 Forbes Street**, requests a variance from **Section 7.2.H.2** - Parking in Required Side Yard, to permit the expansion of the driveway within 6 inches (.5 ft.) of the northerly property line requiring a 4.5 ft. variance. **(Zone R-2)**.

Mr. Hull was also represented by **Julie Terlizza**

Would like to extend the driveway 2 cars wide and paved 25 feet wide. There is a resident at the property with a disability. This is an existing nonconforming issue; the driveway is very close to the side property line.

**Daron Ross made a motion to approve the variance and seconded by Fady El-Hachem. [Variance approved by a vote of 5-0].**

**THE REASON FOR APPROVAL IS:**

**A literal enforcement of the zoning regulations would result in exceptional difficulty and unusual hardship to the applicant.**

**IV. OLD BUSINESS - NONE**

**V. NEW BUSINESS - NONE**

**VI. MISCELLANEOUS – NONE**

**VII. APPROVAL OF ZBA MINUTES FOR March 30, 2023**

**David Repoli made a motion to approve the minutes and Seconded by Fady El-Hachem. Vote 5-0**

**VIII. PAYMENT OF BILLS**

**A. Payment of Clerk - \$100.00**

**David Repoli made a motion to remit payment to the clerk. Seconded by Harrison Amadsun. Vote 5-0**

**IX. ADJOURNMENT - There being no further business –**

**David Repoli made a motion to adjourn at 7:40pm – Seconded by Harrison Amadsun. Vote 5-0**

The next regular meeting of the Zoning Board of Appeals is scheduled for Thursday, June 29, 2023.

Respectfully submitted by Juliet Relph, Clerk.