

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

March 26, 2012

The Wethersfield Zoning Board of Appeals held a public hearing on March 26, 2012 at 7:00 PM in the Town Hall, Town Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Chairman
Daniel Logan, Vice Chairman
Eugene Ziurys, Jr.
Frank Dellaripa, Alternate
Robert Cobb, Alternate

ABSENT: Mark Rudewicz
Matthias DeAngelo, Clerk
Morris R. Borea

Also Present: Brian O'Connor – Chief Building Official

Chairman Vaughan, Jr. opened the meeting at 7:25PM. There was no one from the audience who wished to speak.

Chairman Vaughan, Jr. explained that there are five members present and four members must vote in the affirmative for the application to be granted.

Application No. 6084-12. Jason Digiandomenico, seeking a variance to erect an addition having less than the required side yard at 34 Two Brook Road, East side, A-1 Zone (§3.7).

Jason Digiandomenico, Building Concepts, 308 East Main Street, Branford, CT appeared before the Board on behalf of his client Joseph Mehan, seeking a variance to erect an addition having less than the required side yard. Mr. Digiandomenico stated that due to the unique shape of the lot the best possible place for the addition is the rear of the property as opposed to the side. Because of this they will require a 2' variance. Mr. Digiandomenico presented pictures to the Board of where the proposed addition will be. He stated that this is a pre-built system so there will not be a lot of excavation or building debris flying around.

Chairman Vaughan, Jr. confirmed that the hardship is the shape of the lot and that it is a 2' variance that is needed. Mr. O'Connor questioned Mr. Digiandomenico that the original plan submitted stated a 13' addition but this recent plot plan shows a 12' 7" addition. Mr. Digiandomenico stated confirmed that the addition is 12' 7". Mr. O'Connor agreed that with a 12' 7" addition a 2' variance is will be needed.

Commissioner Ziurys, Jr. questioned if a 10' set back is mandated and there will be an 8' set back. Mr. Digiandomenico stated that a 12' set back is mandated and there will be 10'; therefore a 2' variance is needed.

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The property owner Mr. Mehan came up to speak to the Board. He presented to the Board pictures of the back of his home with stakes showing where the proposed addition will be.

Chairman Vaughan, Jr. questioned if he spoke with his neighbors. Mr. Mehan stated that his neighbors were notified and he also spoke with them individually and no one had an issue with this variance.

Commissioner Cobb questioned if we are required to verify that his neighbors were notified. Chairman Vaughan, Jr. explained that the Town does notify all abutting neighbors and are asked to call the Building Department or come to the hearing if they have any issues.

There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

WETHERSFIELD ZONING BOARD OF APPEALS
Chairman Thomas Vaughan, Jr.

Commissioner Dellaripa, Clerk

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DECISIONS FROM PUBLIC HEARING

Application No. 6084-12. Jason Digiandomenico, seeking a variance to erect an addition having less than the required side yard at 34 Two Brook Road, East side, A-1 Zone (§3.7).

Upon motion made by Vice Chairman Logan, seconded by Commissioner Dellaripa and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as submitted; confirming the hardship is the shape of the lot.

APPROVAL OF MINUTES

Voting of approval of the minutes of February 27, 2012 was tabled.

ADJOURNMENT

The meeting was adjourned at 7:30 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN VAUGHAN, JR.

Commissioner Dellaripa, Clerk

I hereby certify that the above is a true copy of the minutes of the Zoning Board of Appeals on

Commissioner Dellaripa, Clerk