

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

June 25, 2012

The Wethersfield Zoning Board of Appeals held a public hearing on June 25, 2012 at 7:00 PM in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Chairman
Daniel Logan, Vice Chairman
Frank Dellaripa, Clerk, Alternate
Eugene Ziurys, Jr.
Mark Rudewicz

ABSENT: Morris R. Borea
Kevin Rogers, Alternate
Robert Cobb, Alternate

Also Present: Fred Valente –Building Official

Chairman Vaughan, Jr. opened the meeting at 7:00PM. He explained the procedures of the Meeting and Hearing and asked if anyone wanted to speak on something other than what was on tonight's Agenda. There was no one from the audience who wished to speak. He explained that there must be four affirmative votes for a variance to be granted.

Application No. 6094-12. Jennifer Weston, seeking a variance to install an air conditioning condenser unit in the north side yard at 32 Midwell Rd., East side, A Residential Zone, (§3.7).

Jennifer Weston, 32 Midwell Road, Wethersfield, CT appeared before the Board seeking a variance to install an air conditioning condenser unit. Ms. Weston stated that because of the way the house slopes the condensing unit line from the attic to the back yard is too long and too high; that is why they would like to install the unit in the north side yard. She stated that she has spoken with her neighbors and no one has a problem with this variance.

Chairman Vaughan, Jr. confirmed that the hardship is the slope of the house and questioned how much of a variance is needed. Ms. Weston stated that this was correct. Mr. Valente stated that a 3' variance is needed; adding that they need 10' but they only have 7'.

The neighbor at 26 Midwell Road; who would be most affected by this variance wrote a letter stating they do not have a problem with this variance.

There were no further questions or comments from the Board.

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

Application No. 6095-12. Larisa & Khurshid Khan, seeking a variance to build a two family dwelling at Lot 005 Middletown Ave., East side, A, C, AG Zones, (§3.2).

Commissioner Dellaripa read a letter into the record stating that this Applicant wishes to withdrawal their application and has applied for a hearing next month when they have more information available.

Application No. 6096-12. Patrick Hayes, seeking a variance to install an air conditioning condenser unit in the north side yard at 451 Main St., West side, A Residential Zone, (§3.7).

There was no on present for this application.

Application No. 6097-12. Peter & Cheryl Gardow, seeking a variance to construct a detached garage higher than permitted in the north side yard at 60 Griswold Rd., East side, A-1 Residential Zone, (§3.6.A.3).

Peter Gardow, 60 Griswold Road, Wethersfield, CT appeared before the Board seeking a variance to construct a detached garage higher than permitted. Mr. Gardow presented packets to the Board showing the proposed structure.

Mr. Gardow stated that this structure was damaged in the October storm. He stated that he is looking for a variance on the height of the proposed new structure. He stated that the additional height will give him storage space and a hobby area on top. He added that the location of the building is the same.

Mr. Gardow stated that he did go around to his neighbors and no one in the neighborhood is opposed to this application. He presented to the Board a petition signed by his neighbor, Barbara and Thomas Frasca of 45 Griswold Road, stating that they do not have a problem with this application.

Chairman Vaughan, Jr. questioned how much of a variance is needed. Mr. Valente stated that 18' is permitted; the proposed structure is 23' 3", therefore a 5'3" variance is needed.

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There were no further questions or comments from the Board.

The following audience members wished to speak in favor of this application:

1. Lawrence and Sharon Daskal, 24 Griswold Road, Wethersfield, CT – he stated that he lives three houses down and on the same side of the street and he does not have an issue with this application.
2. Rick Troutman, 70 Griswold Road, Wethersfield, CT – he stated that he lives one house down also on the same side of the street, and he too does not have an issue with this application.
3. Mr. Stephen Budaj, 64 Griswold Road, Wethersfield, CT – stated that he does not have a problem with this application.

There was no one in the audience who wished to speak 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. 6094-12. Jennifer Weston, seeking a variance to install an air conditioning condenser unit in the north side yard at 32 Midwell Rd., East side, A Residential Zone, (§3.7).

Upon motion made by Vice Chairman Logan, seconded by Commissioner Rudewicz and a poll of the Board it was unanimously voted that the above application **BE APPROVED** due to the hardship of the slope.

Application No. 6095-12. Larisa & Khurshid Khan, seeking a variance to build a two family dwelling at Lot 005 Middletown Ave., East side, A, C, AG Zones, (§3.2).

Upon motion made by Commissioner Ziurys, Jr., seconded by Commissioner Dellaripa and a poll of the Board it was unanimously voted to accept the Applicants withdrawal until next month.

Application No. 6096-12. Patrick Hayes, seeking a variance to install an air conditioning condenser unit in the north side yard at 451 Main St., West side, A Residential Zone, (§3.7).

Upon motion made by Commissioner Rudewicz, seconded by Vice Chairman Logan and a poll of the Board it was unanimously voted that the above application **BE DENIED** without prejudice.

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Application No. 6097-12. Peter & Cheryl Gardow, seeking a variance to construct a detached garage higher than permitted in the north side yard at 60 Griswold Rd., East side, A-1 Residential Zone, (§3.6.A.3).

Upon motion made by Commissioner Dellaripa, seconded by Commissioner Rudewicz and a poll of the Board (Commissioner Ziurys, Jr. recused himself) it was unanimously voted that the above application **BE APPROVED**.

APPROVAL OF MINUTES

Upon motion made by Commissioner Rudewicz, seconded by Commissioner Ziurys, Jr. and a poll of the Board it was unanimously voted that the minutes of April 23, 2012 **BE APPROVED**.

Approval of the May 21, 2012 minutes were 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