

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

February 28, 2011

The Wethersfield Zoning Board of Appeals held a public hearing on February 28, 2011 at 7:00 PM in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

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

ABSENT: George McKee, Vice Chairman
Matthias DeAngelo, Clerk
Morris R. Borea

Also Present: Brian O'Connor – Chief Building Official

Chairman Vaughan, Jr. opened the meeting at 7:00PM. There was no one from the audience who wished to speak.

APPLICATION NO. 6060-11 Stephen J. Coates, seeking a variance to reduce the required lot frontage at 144 Nott Street, north side, C Zone. (§3.7).

Stephen J. Coates, 144 Nott Street, Wethersfield, CT appeared before the Board seeking to reduce the required lot frontage at 144 Nott Street. Mr. Coates presented to the Board a letter from Surveyor James Sheehy explaining the mechanics of this application. The Board Members were given time to read the letter.

Mr. Coates explained the history of why he is seeking this variance. He stated that about 10 years ago the State of Connecticut came in and fixed the intersection of Nott Street and Silas Deane Highway. In doing this they moved his neighbor's driveway now making the neighbor having to drive onto his driveway to get to his residence.

He has since purchased the neighbor's property; now owning both properties. Since he now owns both properties he is trying to straighten out a problem that the State has given him. This variance will allow both properties to have 10'; from there they drew a line straight back between 138 Nott Street and 144 Nott Street. He stated that 144 Nott Street will be conforming and 138 Nott Street will be non-conforming.

Chairman Vaughan, Jr. confirmed that he still owns both properties. Mr. Coates stated that this was correct.

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Mr. O'Connor confirmed that a 1.34' variance is needed for Parcel B; he stated that Parcel A which is currently non-conforming will become conforming.

Commissioner Ziurys, Jr questioned if there were any letters of objection. Mr. O'Connor stated that the Building Department has not received anything in opposition to this letter and has not received any complaints.

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 Logan, Acting Clerk

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DECISIONS FROM PUBLIC HEARING

APPLICATION NO. 6060-11 Stephen J. Coates, seeking a variance to reduce the required lot frontage at 144 Nott Street, north side, C Zone. (§3.7).

Upon motion made by Commissioner Rudewicz seconded by Commissioner Ziurys, Jr. and a poll of the Board it was unanimously voted that this application **BE APPROVED** as presented with the understanding that frontage is measured at the building line and not at the street line.

APPROVAL OF MINUTES

Upon motion made by Commissioner Dellaripa, seconded by Commissioner Logan and a poll of the Board it was unanimously voted that the minutes of November 22, 2010 **BE APPROVED**.

The approval of the minutes of December 27, 2010 was tabled.

The approval of the minutes of January 24, 2011 was tabled.

ADJOURNMENT

The meeting was adjourned at 7:25 PM.

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WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN VAUGHAN, JR.

Commissioner Logan, Acting Clerk

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

Commissioner Logan, Acting Clerk