

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**March 28, 2011**

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

**PRESENT:** Thomas J. Vaughan, Jr., Chairman  
Matthias DeAngelo, Clerk  
Daniel Logan  
Frank Dellaripa, Alternate  
Eugene Ziurys, Jr., Alternate

**ABSENT:** George McKee, Vice Chairman  
Mark Rudewicz  
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.

Chairman Vaughan, Jr. informed the Applicants that if only 4 Members vote then the vote must be unanimous to pass; if 5 Members vote then the variance can still pass on a 4 to 1 vote. He stated that if only 4 Members are voting then the Applicant will have the choice of returning next month to be heard at no additional charge.

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Commissioner DeAngelo recused from hearing this Application. Applicant still wished to be heard tonight.

**APPLICATION NO. 6061-11 Seven Pettengill**, seeking a variance to construct an addition which will be over the rear yard setback, at 140 Southwell Road, east side, A1 Zone. (§3.7).

Seven Pettengill, 140 Southwell Road, Wethersfield, CT appeared before the Board seeking to construct an addition which will be over the rear yard setback. Mr. Pettengill stated that his In-Laws live at this address. He stated that they wish to put up a roof over the existing rear patio. He stated that the patio gets very icy in the winter when it rains or snows and for safety reasons they wish to put up a roof to eliminate the icy conditions.

Chairman Vaughan, Jr. questioned how much of a variance is needed.

Mr. O'Connor stated that an almost 12' variance is needed.

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Mr. Pettengill stated that he has a petition from surrounding neighbors and they are all in favor of this application. He submitted the petition to the Board.

Commissioner Ziurys, Jr. confirmed that all signatures are positive for this application. Mr. Pettengill stated that this was correct.

Mr. O'Connor explained that this lot used to be an A Zone; however, sometime in the late 1950's the Zone was changed to an A1 Zone; which is why this is now a legal non-conforming lot and this is why a variance is needed.

Chairman Vaughan, Jr. stated that this is the Applicant's hardship. Mr. O'Connor stated that this could be a hardship for the Applicant.

Chairman Vaughan, Jr. confirmed that they are only looking to add a roof. Mr. Pettengill stated that this was correct.

Chairman Vaughan, Jr. questioned if a variance would be needed if they were to just square it off. Mr. O'Connor stated that anything they do in the back would need a variance.

Commissioner Logan confirmed there will be no screens, doors, etc. Mr. Pettengill stated that this was correct; there would not; just a roof.

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.

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**APPLICATION NO. 6062-11 Rider Foley**, seeking a variance to construct an attached garage and breezeway over the front yard street side building line at 14 Warner Place, east side, A Zone. (§3.7).

Lisa Bowman, 17 Meadowgate Road, Wethersfield, CT appeared before the Board on behalf of her client, Rider Foley, seeking to construct an attached garage and breezeway over the front yard street side building line.

Ms. Bowman stated that she is their Realtor and is trying to sell this home for them. They have moved out of state. She stated that it has been on the market for over a year; and the negative comments are that there is not a garage.

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Ms. Bowman stated that when Summerfield Drive was put in it made the lot a non-conforming lot. She stated that if the garage were to be put in the back, it would take up much of the lot; they would like to build it attached to the house with a small breezeway. She added that most of the homes in the area have two-car garages.

Chairman Vaughan, Jr. confirmed that the house was already built and then the Town put a street in. Ms. Bowman stated that this was correct.

Chairman Vaughan, Jr. questioned how much of a variance is needed. Mr. O'Connor stated that a 20' variance into the street side front yard is needed. He stated that the property is legal non-conforming and that there really is no other place to put the garage.

Chairman Vaughan, Jr. questioned if there was ever a garage on this property. Ms. Bowman stated that to her knowledge there has not.

Commissioner DeAngelo questioned if this is a historic home and if so did this go before the Historic District Commission. Ms. Bowman stated that it is a historic home and that if this application is approved; their next step is the Historic District Commission.

There were no further questions or comments from the Board.

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

1. Diane McAdams, 108 Eastern Drive, Wethersfield, CT

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

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WETHERSFIELD ZONING BOARD OF APPEALS  
Chairman Thomas Vaughan, Jr.

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Commissioner DeAngelo, Clerk

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**PRESENT:** Thomas J. Vaughan, Jr., Chairman  
Matthias DeAngelo, Clerk  
Daniel Logan  
Frank Dellaripa, Alternate  
Eugene Ziurys, Jr., Alternate

**ABSENT:** George McKee, Vice Chairman  
Mark Rudewicz  
Morris R. Borea

**Also Present:** Brian O'Connor – Chief Building Official

**DECISIONS FROM PUBLIC HEARING**

**APPLICATION NO. 6061-11 Steven Pettengill**, seeking a variance to construct an addition which will be over the rear yard setback, at 140 Southwell Road, east side, A1 Zone. (§3.7).

Upon motion made by Commissioner Dellaripa seconded by Commissioner Logan and a poll of the Board it was unanimously voted (Commissioner DeAngelo recused himself from hearing this application) that this application **BE APPROVED** as presented due to the zoning change hardship.

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**APPLICATION NO. 6062-11 Rider Foley**, seeking a variance to construct an attached garage and breezeway over the front yard street side building line at 14 Warner Place, east side, A Zone. (§3.7).

Upon motion made by Commissioner Logan seconded by Commissioner DeAngelo and a poll of the Board it was unanimously voted that this application **BE APPROVED** as submitted with the following stipulation:

1. Has to go before the Historic District Commission for approval.
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**APPROVAL OF MINUTES**

Approval of the minutes of December 27, 2010 was **TABLED**.

Approval of the minutes of January 24, 2011 was **TABLED**.

Upon motion made by Commissioner Dellaripa, seconded by Commissioner Logan and a poll of the Board it was unanimously voted that the minutes of February 28, 2011 **BE APPROVED**.

**ADJOURNMENT**

The meeting was adjourned at 7:35 PM.

WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN VAUGHAN, JR.

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Commissioner DeAngelo, Clerk

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

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Commissioner DeAngelo, Clerk