

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

June 27, 2011

The Wethersfield Zoning Board of Appeals held a public hearing on June 27, 2011 at 7:00 PM in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Chairman
George McKee, Vice Chairman
Matthias DeAngelo, Clerk
Morris R. Borea
Daniel Logan
Frank Dellaripa, Alternate
Eugene Ziurys, Jr., Alternate

ABSENT: Mark Rudewicz

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. 6065-11 Wieslaw Wlazniak, seeking a variance to construct a deck in the rear yard which a portion will be over the rear yard setback at 66 Northbrick Lane, south side, B Zone. (§3.7.B.4).

Wieslaw Wlazniak, and Kate Wlazniak 66 Northbrick Lane, Wethersfield, CT appeared before the Board seeking a variance to construct a deck in the rear yard a portion of which will be over the rear yard setback at 66 Northbrick Lane. Kate Wlazniak spoke on behalf of her father who does not speak very good English.

Ms. Wlazniak stated that they would like to build this deck on their home; adding that all the homes in the area have decks. She stated that she has letters from neighbor's stating that they do not have a problem with this application.

Chairman Vaughan, Jr. questioned how much of a variance is needed. Mr. O'Connor stated that approximately a 5' variance is needed. He added that at one time a 25' rear yard setback was needed; however, it is now a 30' rear yard setback. He added that had it stayed at a 25' rear yard setback a variance would not be needed.

Commissioner Dellaripa questioned if 76/78 Nott Street is the rear abutting neighbor. Mr. O'Connor stated that this was correct and they would have received notification.

Mr. O'Connor confirmed the final size of the deck; as the letter to the neighbor's states 11' X 19' but that was not the size on the plans. Ms. Wlazniak stated that it would be

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

June 27, 2011

10'6" X 18' 9"; adding that they just rounded the size on the letter.

Commissioner DeAngelo confirmed her relation to the Applicant. Ms. Wlazniak stated that she is his daughter.

Commissioner DeAngelo confirmed that if the lot was as originally zoned a variance would not be needed. Mr. O'Connor stated that this was correct; it was originally zoned at 25' but at some point zoning was changed and it is now at 30'.

Commissioner DeAngelo stated that no hardship was noted on the application. Mr. O'Connor stated that he feels the hardship is the zoning change; however, that is really up to the applicant.

Commissioner Ziurys, Jr., questioned the amount of variance needed. Mr. O'Connor stated that to be safe a 6' variance is needed.

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.

One audience member had a question with regard to this application:

1. Louis Santoro, 108 Goodwin Park Road, Wethersfield, CT – questioned if this will add any work to our Town Employees; questioning if the Town will be doing any of this work.

Mr. O'Connor stated that this is a private residence and it is up to the homeowner to get this work done.

APPLICATION NO. 6066-11 Nike Lleshi, seeking a variance to maintain an existing front porch enclosure a portion of which is over the building line setback at 82 Goodwin Park Road, east side, B Zone. (§3.7).

Gus Roshiti, 62 Otis Street, Hartford, CT appeared before the Board on behalf of his friend, Nike Lleshi who is out of the country; he is seeking a variance to maintain a front enclosure a portion of which is over the building line setback at 82 Goodwin Park Road.

Mr. Roshiti stated that they enclosed the front porch and was unaware that a permit was needed.

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

June 27, 2011

Chairman Vaughan, Jr. confirmed that the work is completed. Mr. Roshiti stated that it is almost done; the siding just needs to be finished.

Commissioner Vaughan, Jr. questioned how much of a variance is needed. Mr. O'Connor stated that they are over by 7".

Commissioner Vaughan, Jr. questioned if the house is for sale. Mr. Roshiti stated that it is under contract until the end of this month; then he will be taking it off the market. He stated that Mr. Lleshi has decided not to sell the home.

Commissioner DeAngelo questioned why they enclosed the front porch. Mr. Roshiti stated that it was very cold in the living room; he stated that by enclosing the front porch it makes the living room warmer.

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.

APPLICATION NO. 6067-11 Baktier Khasratov, seeking a variance to provide a permanent shelter for pigeons not having the required setbacks and a variance to have more pigeons than permitted at 32 Ridge Crest Circle, east side, A-1 Zone. (§3.5.4).

Baktier and Aygul Khasratov, 32 Ridge Crest Circle, Wethersfield, CT appeared before the Board. Mrs. Khasratov stated that they are withdrawing their application. She stated that a lot of their neighbors are against this application and that is why they are withdrawing it.

Chairman Vaughan, Jr. questioned how many pigeon they would be allowed. Mr. O'Connor stated 5 pigeons are allowed, however they do not have the room to build a shelter and would therefore need a variance.

There were no further questions or comments from the Board.

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

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

June 27, 2011

The following audience member wished to speak in opposition to this application:

1. Margaret Valente, 27 Ridgecrest Circle, Wethersfield, CT – stated that she wanted to make it clear that this is nothing against the applicants; adding that they are good neighbors, however, they just do not want pigeons in the area.

WETHERSFIELD ZONING BOARD OF APPEALS
Chairman Thomas Vaughan, Jr.

Commissioner DeAngelo, Clerk

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC MEETING**

June 27, 2011

The Wethersfield Zoning Board of Appeals held a public hearing on June 27, 2011 at 7:00 PM in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Chairman
George McKee, Vice Chairman
Matthias DeAngelo, Clerk
Morris R. Borea
Daniel Logan
Frank Dellaripa, Alternate
Eugene Ziurys, Jr., Alternate

ABSENT: Mark Rudewicz

Also Present: Brian O'Connor – Chief Building Official

DECISIONS FROM PUBLIC HEARING

APPLICATION NO. 6065-11 Wieslaw Wlazniak, seeking a variance to construct a deck in the rear yard which a portion will be over the rear yard setback at 66 Northbrick Lane, south side, B Zone. (§3.7.B.4).

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

1. Deck can be no more than 11' X 19'

It is noted that the hardship is due to the zoning change.

APPLICATION NO. 6066-11 Nike Lleshi, seeking a variance to maintain an existing front porch enclosure a portion of which is over the building line setback at 82 Goodwin Park Road, east side, B Zone. (§3.7).

Upon motion made by Commissioner Borea seconded by Commissioner DeAngelo and a poll of the Board it was unanimously voted that this application **BE APPROVED** as submitted.

It is noted that the hardship is for the purpose of warmth and safety.

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC MEETING**

June 27, 2011

APPLICATION NO. 6067-11 Baktier Khasratov, seeking a variance to provide a permanent shelter for pigeons not having the required setbacks and a variance to have more pigeons than permitted at 32 Ridge Crest Circle, east side, A-1 Zone. (§3.5.4).

This application was withdrawn by the Applicant.

APPROVAL OF MINUTES

Upon motion made by Commissioner McKee, seconded by Commissioner Logan and a poll of the Board it was unanimously voted that the minutes of December 27, 2010 **BE APPROVED**.

Upon motion made by Commissioner Dellaripa, seconded by Commissioner DeAngelo and a poll of the Board it was unanimously voted that the minutes of January 24, 2011 **BE APPROVED**.

Upon motion made by Commissioner Logan, seconded by Commissioner Dellaripa and a poll of the Board it was unanimously voted that the minutes of May 23, 2011 **BE APPROVED**.

COMMENTS

Commissioner DeAngelo commented on how the applications are processed. He stated that the hardship section of the applications should always be filled out. He would like Mr. O'Connor to make sure that Town Staff knows this and have them verify that this section is filled out by the applicants.

ADJOURNMENT

The meeting was adjourned at 7:35 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN VAUGHAN, JR.

Commissioner DeAngelo, Clerk

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

Commissioner DeAngelo, Clerk