

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**October 27, 2008**

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The Wethersfield Zoning Board of Appeals held a public hearing on October 27, 2008 at 7:00 PM in the Police Department Community Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Thomas J. Vaughan, Jr., Vice Chairman  
Bruce T. Bockstael, Clerk  
Frank Dellaripa  
George McKee  
Matthias DeAngelo

**ABSENT:** Morris R. Borea, Chairman  
Daniel M. Logan, Alternate  
Shelia Hennessey, Alternate

**Also Present:** Steven Lattarulo, Assistant Building Official  
Fred Valente, Assistant Building Official

Vice Chairman Vaughan, Jr. opened the meeting at 7:00PM. Before the meeting started, the public was welcomed to speak regarding anything except specific cases in the past or on the night's agenda. There was no one present who wished to speak.

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**APPLICATION NO. 6008-08 Andrew and Jennifer Basroon** seeking a variance to erect a shed not in the required rear yard at 126 Wilmont Street, west side, A-1 Residence Zone (§3.6A).

Jennifer Basroon, 126 Wilmont Street, Wethersfield, CT appeared before the Board seeking a variance to erect a shed not in the rear yard. Mrs. Basroon stated that her home is on a corner lot and this is the hardship for this application.

She stated that her home has a pool which is fenced in and that this shed will house the pool supplies. That is one reason she would like to place the shed inside the fence. The other reason is that if the shed were to be placed in the farthest quarter from the street, which is where it would be allowed without a variance, this would take up valuable play area for her children.

Ms. Basroon stated that this building structure is made by Kloter Farms and will have flower boxes. She stated that this is a very nice structure, adding that this shed is movable and will not be built into the ground. She showed pictures of the proposed shed to the Board.

She stated that she has a petition signed by 13 of her surrounding neighbors that state that they do not have a problem with this variance.

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Vice Chairman Vaughan, Jr. confirmed that the hardship is the corner lot. Mrs. Basroon stated that this was correct. Mr. Valente confirmed that on corner lots the shed can be placed in the farthest quarter from the street without a variance.

Commissioner DeAngelo confirmed that if she were to place the shed in the open area it would not be a problem. Mr. Valente stated that if it is the farthest quarter from the street then it would be allowed.

Commissioner DeAngelo confirmed that she has a 6' stockade fence surrounding the pool and if the shed would still be visible if placed inside this fence. Mrs. Basroon stated that the roof area would still be visible.

There were no further questions or comments from the Board.

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

1. Jay Bell, 141 Wilmont Street, Wethersfield, CT – stated that putting the shed in the open area would really inhibit the area where local kids play.

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  
Vice Chairman Vaughan, Jr.

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Commissioner Bockstael, Clerk

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**DECISIONS FROM PUBLIC HEARING**

**APPLICATION NO. 6008-08 Andrew and Jennifer Basroon** seeking a variance to erect a shed not in the required rear yard at 126 Wilmont Street, west side, A-1 Residence Zone (§3.6A).

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

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**APPROVAL OF MINUTES**

Upon motion made by Commissioner DeAngelo, seconded by Commissioner Bockstael and a poll of the Board it was unanimously voted that the minutes of August 25, 2008 **BE APPROVED**.

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**MEETING DATES**

Board was made aware of the 2009 Meeting Dates.

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**ADJOURNMENT**

The meeting was adjourned at 7:25 PM.

WETHERSFIELD ZONING BOARD OF APPEALS  
VICE CHAIRMAN VAUGHAN, JR.

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Commissioner Bockstael, 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 Bockstael, Clerk