

WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING
March 26, 2007

The Wethersfield Zoning Board of Appeals held a public hearing on March 26, 2007 at 7:00 PM in the Police Department Community Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Morris R. Borea, Chairman
Thomas J. Vaughan, Jr., Vice Chairman
Bruce T. Bockstael, Clerk
George McKee
Gina P. DeAngelo

ABSENT: Frank Dellaripa, Alternate
Matt Cholewa, Alternate
Mike Wrona, Alternate

Also Present: Brian O'Connor, Chief Building

Chairman Borea 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.

APPLICATION NO. 5972-07 James Civitillo seeking a variance to construct a sunroom addition over the rear yard setback at 98 Amherst Street, south side, A Residence Zone (§3.7).

James Civitillo, 98 Amherst Street, Wethersfield, CT appeared before the Board requesting a variance to construct a sunroom addition. He stated that his hardship for this application is the size of his lot. He stated that his lot is a small lot; 60 x 100, which is more typical in a C Residence Zone. He stated that this is the smallest lot in an A Residence Zone.

He stated that his home is approximately 1,065 square feet. He stated that his application shows an addition of 12'8" x 15'; however, the sunroom will probably be more like 12'2" x 15'. He added that even with the addition his home will be well under the 1800 square feet that is allowed for this size lot.

Chairman Borea questioned how much of a variance is needed. Mr. O'Connor stated that a 12'2" variance is needed.

Chairman Borea stated that in looking at the plot plans, it looks like the home on the side of him also has an addition. Mr. Civitillo stated that it does not; the plan is showing a concrete slab with a patio.

Mr. Civitillo stated that he has letters from the following neighbors that surround his home:

1. 92 Amherst Street, Wethersfield, CT
2. 104 Amherst Street, Wethersfield, CT
3. 101 Rutledge Road, Wethersfield, CT

Chairman Borea questioned if this were just a deck if it would need a variance. Mr. O'Connor stated that decks can go back in the rear yard 10'.

Mr. Civitillo stated that he enjoys living in Town; he works for the Town as a mason and his wife works for the Board

of Education. They do not want to move; however, they do need more living space.

Commissioner DeAngelo questioned if any property was taken from him when the homes were built in the back of him. Mr. Civitillo stated that no property was taken; the size of the lot has remained the same since the home was built in 1974; he stated that they purchased the home in 1984.

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. 5973-07 Landmark, Inc. seeking a variance to amend a previous side yard variance at 408 Hartford Avenue, east side, AG Residence Zone (§3.6).

Candace Holmes, 408 Hartford Avenue, Wethersfield, CT and John Williamson with Landmark Pools, Inc. appeared before the Board requesting to amend a previous variance.

Mr. Williamson stated that a variance was granted on this property about 20 years ago to install a pool. He stated that Ms. Holmes would now like to add a spa which will be attached to the pool.

Chairman Borea questioned why a variance is needed. Mr. O'Connor stated that this is considered an accessory structure in a rear yard; he stated that had it been put in at the same time as the pool then it would have been fine.

Mr. Williamson stated that this property is all fenced in and is not visible from the road.

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 BOREA

Commissioner Bockstael, Clerk

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DECISIONS FROM PUBLIC HEARING

APPLICATION NO. 5972-07 James Civitillo seeking a variance to construct a sunroom addition over the rear yard setback at 98 Amherst Street, south side, A Residence Zone (§3.7).

Upon motion made by Commissioner Bockstael, seconded by Vice Chairman Vaughan, Jr. and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as submitted.

APPLICATION NO. 5973-07 Landmark, Inc. seeking a variance to amend a previous side yard variance at 408 Hartford Avenue, east side, AG Residence Zone (§3.6).

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

APPROVAL OF MINUTES

Upon motion made by Commissioner Bockstael seconded by Chairman Borea and a poll of the Board it was voted by a vote of 4-1 (Commissioner DeAngelo abstained) that [the minutes of February 26, 2007](#) **BE APPROVED**.

ADJOURNMENT

The meeting was adjourned at 7:35 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN BOREA

Commissioner Bockstael, Clerk