

**WETHERSFIELD ZONING BOARD OF APPEALS**  
**PUBLIC HEARING**  
**April 24, 2006**

The Wethersfield Zoning Board of Appeals held a public hearing on April 24, 2006 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  
Gina P. DeAngelo  
George McKee  
Frank Dellaripa, Alternate Matt Cholewa, Alternate

**ABSENT:** Earle R. Munroe, Alternate

**Also Present:** Brian O'Connor, Chief Building Inspector

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.

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**APPLICATION NO. 5945-06 Larry Powers** seeking a variance to construct a garage larger and higher than permitted at 126 Main Street, east side, Village Business Zone (§3.6.A).

Mr. Larry Powers, 126 Main Street, Wethersfield, CT appeared before the Board seeking to construct a garage larger and higher than permitted. He stated that this is needed for storage, and that he would prefer to have only the one building on the lot and not to put up an additional outbuilding

Chairman Borea questioned how much of a variance is needed. Mr. Powers stated that a 2' variance is needed for the height, and that the garage will be approximately 936 square feet and 850 square feet is allowed.

Commissioner Bockstael questioned if the second floor would also be for storage. Mr. Powers stated that the second floor would be used for storage and possibly a table saw; that sort of thing.

Chairman Borea confirmed that this garage is large enough so that an additional outbuilding would not be needed. Mr. Powers stated that this was correct; he would prefer not to have an additional building on the lot, but only one larger building since his lot is quite large and this building is architecturally right for this size lot.

Chairman Borea questioned if this has to go before the Historic District Commission. Mr. O'Connor stated that it does.

Chairman Borea questioned why the building is so big. Mr. Powers stated that this is a kit building.

Commissioner DeAngelo questioned if there are other types of garages like this in the area. Mr. Powers stated that there is one on Broad Street; however, he is not sure if it is quite this big. He added, however, that his lot is bigger than the lot on Broad Street.

Commissioner Vaughan, Jr. questioned what the next smallest size kit available is. Mr. Powers stated that it goes down by 6 feet and that size would not be adequate.

Commissioner Cholewa questioned if this is not allowed is there anything that would prohibit an additional outbuilding. Mr. O'Connor stated that he can put up an additional outbuilding of 200 square feet without needing a variance.

Chairman Borea questioned if this were to **BE approved** would he have a problem with there being a stipulation that there not be any other outbuildings on the property. Mr. Powers stated that he would not; however, they did want to put up a gazebo at some point; however, they are willing to give that up if that would make a difference.

There were no further questions 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. 5946-06 Lisa Ambrogio** seeking a variance 1) to construct a detached garage in the front yard and 2) to exceed the maximum allowed square footage at 42 Highcrest Acres, north side, AA Open Space Development District Zone (§3.6.A & B).

Mr. Riccardo Ambrogio, 42 Highcrest Acres, Wethersfield, CT appeared before the Board seeking to construct a detached garage in the front yard which will exceed the maximum allowed square footage. Mr. Ambrogio stated that he lives on a private road on a cul-d-sac. He stated that because this is a private road there is a codicil copy which is attached to the application. He stated that in this codicil it states that they are not to have any boats or RV's parked outside on the property. He stated that he has a small fishing and bass boat and also that he has 3 children; two of which will be within driving age in a few months. Due to this fact he would like to construct a detached garage where the playscape used to be for additional storage.

He stated that he has spoken with his neighbors and they do not have a problem with this application. He stated that he does have a letter from his immediate neighbor Jane Albro who is in favor of this application. He has also brought pictures for the Board to see where the garage will be. Mr. Ambrogio stated that you would not be able to see the garage from the street; however, technically it is in the front yard.

Chairman Borea questioned how much of a variance is needed. Mr. O'Connor stated 230 square feet; basically the whole garage, because he already has an 840 square foot garage now.

Commissioner Bockstael confirmed that this is at the end of the cul-d-sac. Mr. Ambrogio stated that this was correct. Mr. O'Connor stated that this would be roughly 20' feet from the street line. Mr. Ambrogio stated that he thinks it is back more than that and not as angled as the plan that Mr. O'Connor has.

Chairman Borea confirmed that no variance is needed for the back or side. Mr. O'Connor stated that this was correct.

Chairman Borea confirmed the need for the detached garage. Mr. Ambrogio stated that it is for storage; adding that he has 3 cars and a boat, but cannot leave the boat out because of the codicil.

Commissioner Bockstael read into the record a letter from neighbor Jane Albro, 30 Highcrest Acres in favor of this application.

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 opposition to this application.

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**APPLICATION NO. 5947-06 Paul Giangrave, Frank Giangrave & Jim D'Amato** seeking a variance to erect a sign higher and larger than permitted at 1715 Berlin Turnpike, Regional Commercial District Zone (§6.3.F.4).

Mr. Paul Giangrave, Frank Giangrave and Jim D'Amato, 1715 Berlin Turnpike, Wethersfield, CT appeared before the Board along with Jason of BKM Manufacturers who designed the sign, seeking a variance to erect a sign higher and larger than permitted. The applicants submitted to the Board pictures/drawings of the proposed sign.

Chairman Borea questioned the type of sign and if there will be lighting. Jason stated that the signs are a dual sided cabinet sign which are internally lit.

Chairman Borea questioned how much of a variance is needed. The Applicants stated that they are looking to get up to 14.25' high, adding that the problem they are running into is that they are actually 5' below Hooters, with Hooters coming in at an elevation of 217 and they are at 212.

Jason confirmed that the overall height of the sign comes in at 14' and 1/4". Mr. O'Connor stated that what is allowed is 8'. Commissioner Bockstael questioned the area of the sign. Jason stated that the area of the sign is 53.26 square feet. Mr. O'Connor stated that 32 square feet are allowed.

Commissioner Cholewa questioned why the larger sign is needed. The Applicants stated that there are a few reasons. The first being that they are starting off at the lower elevation as compared to Hooters. Also, the fact that as you are coming off Routes 5 and 15 you come upon the car wash rather quickly and a sign is needed that will be visible in order to make this business successful.

The Applicants stated that the goal of the owner's as far as sign location is that when the property started it was at the same elevation as the two adjacent properties, however the ground level has since been reduced by 5' therefore it makes it tougher with the embankment to see an 8' sign and because a lot of the aesthetics of the sign is missed and they need this in order to draw in traffic and have a lucrative business.

Commissioner Bockstael stated that the prints do not show the location of the sign. The Applicants stated that they can show the vicinity of where the sign will be going, and pointed out on the prints to the Board that it would be going around where the flag is shown on the prints.

Commissioner Cholewa questioned why the property was lowered by 5'. The applicants stated that because it is a car wash the property had to be pitched up in front, for drainage purposes, otherwise the water would have ran out onto the Berlin Turnpike.

Commissioner Bockstael stated that with the design of the sign there should be no problem in seeing the sign. The Applicants stated that the problem with the sign, especially with the height, is that if you're coming from the opposite side of the highway you cannot see it. They stated that they are at a severe disadvantage with being that much lower than the Hooters sign and the property in general. They stated that at the point where the sign is noticeably visible is at the point where you are going to pretty much pass the property; you don't get to see it as you approach down the road.

Vice Chairman Vaughan, Jr. questioned what if they had the height but not the area. The Applicants stated obviously that would still be beneficial because it would put it above the height of the Hooter's property. Vice Chairman Vaughan, Jr. confirmed that the height is more important than the area. The Applicants stated that they are both very important by looking at it, if you look at the neighboring signs, even to just fit in, adding that if you look at the Hooter's sign it's a pretty big sign, along with the 5th Avenue Motel sign. They stated that it would look better aesthetically; otherwise it could really look out of place.

Commissioner McKee questioned how this sign compares to the Hooter's and Motel sign. Mr. O'Connor stated that he is not sure of the size of the other signs, adding that the Hooter's sign was the old Ponderosa Restaurant sign, before these regulations. The Applicants stated that they believe the Hooter's sign is 12' wide by 18 1/2' tall. The Applicants stated that they are looking for 14 1/4' high and 53.26 square feet total. The Applicants stated that they are relative to these two neighboring signs; however they are still smaller and lower.

Chairman Borea questioned if they have these signs up anywhere else, and how the lighting will work. The Applicants stated that they do not; this is their first location. They stated that these are two internally lit dual sided cabinet signs, with neon banding, internally and externally lit.

Commissioner Bockstael questioned the foundation of the sign. The Applicants stated that there will be a 4' deep foundation by 1'6" wide foundation, which will increase to accommodate the larger sign if this is approved.

Chairman Borea questioned if this has to go before Planning and Zoning. Mr. O'Connor stated probably not; it has gone through Design Review as far as what the sign will look like and they are here before this Board tonight for the

height and the area. He added that back in 2004, the Hotel across the street, Travel Inn, came before this Board for approximately the same type of variance.

Commissioner DeAngelo questioned how long the signs would be lit, and questioned if it would be all night long. The Applicants stated that they have not yet decided that, adding that they will probably be shutting it off at a certain time. They stated that their goal would be to get it on some type of a timer that will change seasonally.

Chairman Borea questioned how late the car wash will be open. The Applicants stated that this is a 24 hour car wash.

Chairman Borea questioned if they plan on doing any type of landscaping. The Applicants stated that they do; adding that the sign will be on an island and there will be landscape lighting. They stated that the sign will look attractive with a retro feel and will be appropriate for the scale of the building and neighboring signs.

Chairman Borea confirmed that there are no houses surrounding this property. The Applicants stated that this is correct; there are not.

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 opposition to this application.

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**APPLICATION NO. 5948-06 Jonathan Morgan** seeking a variance to construct a garage not having the required side yard and front yard setbacks at 144 Griswold Road, east side, A-1 Residence Zone (§3.7).

Mr. Jonathan Morgan, 144 Griswold Road, Wethersfield, CT appeared before the Board seeking to construct a garage not having the required side and front yard setbacks. Mr. Morgan stated that his hardship for this application is the fact that this lot is a triangle shaped lot. He stated that he has a 1 car garage currently but would like to construct a 2 car garage. He stated that he has spoken with his neighbors and they do not have a problem with this application.

Chairman Borea questioned how much of a variance is needed. Mr. O'Connor stated that approximately an 8' variance is needed. Mr. Morgan stated that it is really a 6' variance as when the lot was subdivided they received another 2' by the garage. Mr. O'Connor stated that a new survey would need to be done; however the worst case scenario would be an 8' variance.

Chairman Borea confirmed that the hardship is the triangle lot and that his neighbors do not have a problem with this application. Mr. Morgan stated that this was correct.

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 opposition to this application.

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WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN MORRIS BOREA

Commissioner Bockstael, Clerk

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC MEETING  
April 24, 2006**

The Wethersfield Zoning Board of Appeals held a public hearing on April 24, 2006 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  
Gina P. DeAngelo  
George McKee  
Frank Dellaripa, Alternate Matt Cholewa, Alternate
- ABSENT:** Earle R. Munroe, Alternate
- Also Present:** Brian O'Connor, Chief Building Inspector

All five regular members voted.

### **DECISIONS FROM PUBLIC HEARING**

**APPLICATION NO. 5945-06 Larry Powers** seeking a variance to construct a garage larger and higher than permitted at 126 Main Street, east side, Village Business Zone (§3.6.A).

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

1. 114' maximum allowed on any other outbuilding.
  2. Subject to Historic District approval.
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**APPLICATION NO. 5946-06 Lisa Ambrogio** seeking a variance 1) to construct a detached garage in the front yard and 2) to exceed the maximum allowed square footage at 42 Highcrest Acres, north side, AA Open Space Development District Zone (§3.6.A & B).

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**.

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**APPLICATION NO. 5947-06 Paul Giangrave, Frank Giangrave & Jim D'Amato** seeking a variance to erect a sign higher and larger than permitted at 1715 Berlin Turnpike, Regional Commercial District Zone (§6.3.F.4).

Upon motion made by Commissioner Bockstael seconded by Commissioner McKee and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as follows:

1. Variance approved for the height at 14' 1/4".
  2. Limit of upper sign to 32 square feet.
  3. Lower sign is variance and not included in the 32 square feet.
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**APPLICATION NO. 5948-06 Jonathan Morgan** seeking a variance to construct a garage not having the required side yard and front yard setbacks at 144 Griswold Road, east side, A-1 Residence Zone (§3.7).

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

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### **APPROVAL OF MINUTES**

Upon motion made by Vice Chairman Vaughan, Jr., seconded by Commissioner Bockstael and a poll of the Board it was unanimously voted that [the minutes of March 27, 2006](#) **BE APPROVED**.

**ADJOURNMENT**

The meeting was adjourned at 7:47 PM.

WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN BOREA

Commissioner Bockstael, Clerk