

**WETHERSFIELD ZONING BOARD OF APPEALS**  
**PUBLIC HEARING**  
**JUNE 27, 2005**

The Wethersfield Zoning Board of Appeals held a public hearing on June 27, 2005 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  
Craig S. Pinney, Alternate  
Matt Cholewa, Alternate

**ABSENT:** Frank A. Falvo, Jr.

**Also Present:** Brian O'Connor, Chief Building & Zoning Official

Chairman Borea opened the meeting. 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.

Chairman Borea stated for the record that tonight's meeting is the last meeting for Commissioner Frank Falvo, Jr. and although he could not make tonight's meeting he wanted to officially and publicly thank Commissioner Frank A. Falvo, Jr. for being an outstanding member of the Board for over 30 years.

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**APPLICATION NO. 5910-05 Kosta & Silvana Vardhami** seeking a erect an addition having less than the required front yard setback at 287 Forest Drive, west side, A Residence Zone (§3.7).

Kosta & Silvana Vardhami, 287 Forest Drive, Wethersfield, CT appeared before the Board seeking to erect an addition. Mrs. Vardhami stated that their house is small and they wish to add an addition so that they will have a dining room area.

Chairman Borea questioned if the addition could go on the rear of the home. Mrs. Vardhami stated that it cannot go in the rear as there is the central air conditioner, big trees, and the hatchway for the basement. She stated that for their situation this is the best place for the addition to go.

Chairman Borea questioned how much of a variance is needed. Mr. O'Connor stated that a 4.18' variance is needed. He added that the applicant forgot to put the sign up on their front lawn, which is required under the zoning regulations.

Chairman Borea confirmed with the applicant that the sign was never put up. Mrs. Vardhami stated that she was sorry but they did not realize that the sign was to be posted they had thought that the sign was to be put up after the hearing.

Chairman Borea questioned if they have spoken with their neighbors regarding this application. Mrs. Vardhami stated that she has spoken with the neighbors to the right, left and back of her and everyone is fine with this application.

Commissioner Pinney questioned where in the back the a/c unit is, questioning if it is near the garage. Mrs. Vardhami stated that it is near the hatchway to the basement.

Commissioner DeAngelo questioned if any other homes in the area have their garages brought forward. Mr. Vardhami stated that there are 2 or 3 homes that have their garages brought forward.

There were no further questions from the Board.

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

1. Mr. George Plunge, 181 Forest Drive, Wethersfield, CT

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

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**APPLICATION NO. 5911-05 Scata Family Limited** seeking a variance to create a lot 1) having less than the required lot area, 2) having less than the required side yard setbacks, and 3) having less than the required perimeter landscape area between the side yard line and parking area at 1341-1345 Silas Deane Highway, west side, Regional Commercial Zone (§5.4 & Article 6).

Mr. William Case, Case & Case PC, 10 Tower Lane, Avon, CT and Mr. Nicholas Scata, 28 Buttercup Lane, New Hartford, CT appeared before the Board. Mr. William Case stated that he represents The Scata Family Limited Partnership of which Mr. Nicholas Scata is a general partner. Mr. Case stated that the application is for four separate variances relating to the desire to file a lot line map reflecting the current use of the property as two separate parcels. He stated that the property currently contains a one story brick building known as 1345 Silas Deane Highway and the Motel Six which makes up 1341 Silas Deane Highway which goes around into the back of the property. He stated that they were before the Board, and approved, back in 1983 for the one story building and in 1984 for the Motel Building. He stated that the Town has been treating and taxing this property as two separate parcels and the current use is as two separate distinct parcels. He stated that when they did an analysis and prepared the line it was discovered that the filing map created some issues that were in non compliance with the rules of Wethersfield. He stated that he spoke with Mr. Gillespie and Mr. O'Connor from the Town and went through these issues; adding that they raised no objection to this proposal.

Mr. Case stated that the issues/variance that is needed is as follows:

1. the side and the back between buildings which both properties are owned by the applicant of 14'
2. a side yard variance is required of 16' to the north side of 1345 Silas Deane Highway
3. the lot size of 1345 Silas Deane Highway is 25,500 square feet; the current zoning provides for 30,000 square feet
4. the perimeter side yard requirement of 5'

Chairman Borea confirmed that when he went through the land records it only showed that there was one lot. Mr. Scata stated that it showed that there were three parcels. Mr. Scata stated that historically there were three parcels on this property however when the hotel and the existing building were rented out the Town granted that the three lots be combined into two separate lots and that is how it has been taxed ever since. Mr. Case showed the lot line that they are requesting.

Mr. Scata stated that back in 1983 and 1984 it was split into two lots, taxed as two lots and just recently when doing a title search it was determined that they are non conforming lots. He said that is why they are before the Board tonight; just to have it recorded the way it has been used for the last 22 years.

Commissioner Bockstael confirmed that the Town has been taxing for two lots. Mr. Scata stated that this was correct; one goes to the Motel directly and the other goes to the Partnership.

Commissioner Cholewa confirmed that they are not proposing to build anything on the lots. Mr. Case stated that this is existing; they are only looking to put it on the maps the way that it is being used. Commissioner Cholewa questioned if drawing the lot line is what is creating the problem. Mr. O'Connor stated that this was correct.

Mr. Scata stated that the original use of the land was his parents' residence, their business and the shed; therefore three lots back in the 1950's. He stated when the hotel and the brick building came in the maps basically carved out the corner and allowed enough area at that time to build the hotel; he stated that there were maps filed that showed the lines that way. He stated that recently through refinancing and going through a title search it was realized that those

were not recorded correctly.

Mr. Case stated that now they are before the Board just to file the maps to reflect the current use of the property and the way the Town has been treating it.

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 opposed to the application.

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**APPLICATION NO. 5912-05 Thomas & Amy Chodorowski** seeking a variance to 1) erect a garage over the building line and 2) having less than the required side yard at 21 Olney Road, east side, A Residence Zone (§3.7).

Mr. Thomas Chodorowski, 21 Olney Road, Wethersfield, CT appeared before the Board seeking a variance to erect a garage. He stated that he is looking to erect a garage, one is currently there, the garage will be going over 4' to the right and 8' in the front of the house. He stated that he needs to do this in order to get the two garages flushed with each other and not recessed. He showed pictures and also submitting letters from his neighbors stating that they did not have any issues with this application. He stated that he needs the additional garage so that they can put two cars in the garage. The current garage is not big enough to house even one car right now.

Chairman Borea confirmed that he is just looking to extend the garage out further. Mr. Chodorowski stated that this was correct.

Commissioner Bockstael confirmed that the variance will be 6' into the front yard and 3' to the side yard. Mr. Chodorowski stated that this was correct, adding that the house on the corner which faces Wells Road and the garage faces Olney Road also sticks out a little more than what his garage would.

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. 5913-05 Don Hammerberg Assoc.** seeking a variance to construct an addition having less than the required side yard at 1260 Silas Deane Highway, east side, Regional Commercial Zone (§6.3).

Mr. Mark Fey, Don Hammerberg Architect, Farmington, CT appeared before the Board on behalf of CT Multispecialty Group seeking a variance to construct an addition. He stated the variance will allow them to build an addition to the Infusion Center which they already have. He stated that there should be a letter in the file from Mr. Bob Free which indicates that there is a great need for more space. He stated that most of these patients are there anywhere from 3-6 hours, and they treat about 50 patients per day. He stated that this is a very popular location. He added that they are looking to expand the facility on the south side of the building, adding that it will be a 20' x 65' addition. He stated that the addition would abut a large office building and there would not be a reduction in parking.

Chairman Borea questioned how much of a variance is needed. Mr. Fey stated that they would be going from 25' to 9'. Mr. O'Connor confirmed that a 16' variance would be needed.

Chairman Borea questioned if they have spoken with the owner of the abutting office building. Mr. Fey stated that they have not. Chairman Borea confirmed with Mr. O'Connor that the owner of the office building received notice of this application. Mr. O'Connor confirmed that they have.

Commissioner Cholewa questioned the required side yard and what the proposed side yard would be. Mr. O'Connor stated that regulation is a 25' side yard and they are looking to go to 9'-10' on the back side of the addition.

Chairman Borea stated that he understands that if this variance is not granted they may build this facility in another town. Mr. Fey stated that they would have to move the facility to someplace like Bloomfield, or a couple other options

that they have, however, he added that they do not wish to move the facility.

Commissioner Vaughan, Jr. questioned if the lot was not angled would it still need a variance. Mr. O'Connor stated that they would still 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 or in opposition to this application.

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**APPLICATION NO. 5914-05 Mark & Lynn Krob** seeking a variance to rebuild the existing non-conforming detached garage on the same footprint, at 294 Ridge Road, east side, A-1 Residence Zone (§7.3).

Mr. Mark Krob, 294 Ridge Road, Wethersfield, CT appeared before the Board seeking a variance to rebuild an existing non-conforming detached garage. He stated that last fall they were granted a variance to add on to an existing non-conforming garage. He stated that when he had contractors come over to get advice and get pricing they were advised to tear the building down and build a new garage on the same footprint. He was told that this would be more cost effective and less time consuming. He stated that he thought about it over the winter and that is why he is here; to get a variance to rebuild the garage on the existing footprint.

Commissioner Bockstael stated that the building line is obviously restricting. He questioned if there was anyway that this could be brought back into a little more conformance. He stated that the existing footprint is right on the lot line. Mrs. Krob stated that they will be saving as much of the existing foundation as possible, adding that they will only be adding on the 6'x5' that the first variance was for. Commissioner Bockstael questioned if this was a flat slab, adding that this may be a good opportunity to look at trying to get it back into compliance. Mr. Krob stated that it is a flat slab with the foundation; Mrs. Krob stated that she thinks that there are other structures on their lot that would be in the way of this, adding that they have a deck, pool and fence, not to mention their bank account.

Chairman Borea confirmed that they received the variance that would allow them to do this, but because they want to tear down the garage they had to come back. Mr. Krob 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 in opposition to this application.

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**APPLICATION NO. 5915-05 Leonard M. Treglia** seeking a variance to rebuild the existing non-conforming detached garage on the same footprint, at 31 Collier Road, west side, A-1 Residence Zone (§7.3).

Mr. Leonard M. Treglia, 31 Collier Road, Wethersfield, CT appeared before the Board seeking a variance to rebuild an existing non-conforming detached garage. Mr. Treglia stated that last November he went through the procedure of doing an addition; a variance was granted for the adding on of additional garage space. He stated that he received his permit in the spring and when the excavator started he noticed cracks in the foundation and slabs so therefore they started taking down the garage, he stated that at that point Mr. Brian O'Connor stopped by and told him that he needed a variance to rebuild. Mr. Treglia stated that all his plans are to do everything to the previous specs as to what was already there; therefore, he stated that all he wants to do is to put back everything that was previously there; only better.

Commissioner Bockstael questioned the windows on the plans. Mr. Treglia stated that the windows are part of the addition. Mr. Bockstael questioned if that was the garage. Mr. Treglia stated that this was the 3 season sunroom which faces the pool. He stated that the opposite side shows the garage.

Commissioner Bockstael confirmed that he is adding on to the garage. Mr. Treglia stated that this was correct, and that is what he was granted the variance for. Commissioner Bockstael questioned if that is what is in place. Mr. Treglia stated that this is what was there; and that he is now rebuilding according to the same specs. Commissioner Bockstael

questioned if the existing garage was as tall as the specs. Mr. Treglia stated that he is raising the roof line so that it will conform with the existing house. Commissioner Bockstael stated that according to the specs, if they are done by scale, then the garage will be bigger than the house. Mr. Treglia stated that from peak to peak it is within 2'. Commissioner Bockstael questioned the height of the garage. Mr. Treglia stated that it is 19' high which is the same height as his existing house. Commissioner Bockstael questioned if he will be adding on to the height of the garage. Mr. Treglia stated that he will be; so that it will equal the height of the existing house.

Chairman Borea questioned if there is a problem with the height requirements. Mr. O'Connor stated that the height requirement is fine.

Commissioner Bockstael stated that the plans certainly make it look much higher than the existing house. Mr. Treglia stated that it is only off by around 2'. Commissioner Bockstael stated that the drawing is a lot more than only 2'.

Commissioner Cholewa questioned if this is a one car garage. Mr. Treglia stated that the garage is currently a two car garage; side by side.

Chairman Borea questioned what type and how much of a variance is needed. Mr. O'Connor stated that a variance was already granted for square footage; over 850 square feet, and to add on to an already non-conforming garage; side yard.

Chairman Borea confirmed that the garage was taken down because he already received a variance, however, he did not realize that another variance would be needed again because of it being taken down. Mr. Treglia stated that this was exactly correct. He stated that because he received the building permit he thought he was all set, and did not realize that since it was torn down a new variance would be needed.

Commissioner Bockstael stated that he is concerned because according to the drawings the garage roof line will be 4' higher than the house and he is afraid that it will look like a service garage. Mr. Treglia stated that he did not think that the height would be an issue, he stated that he is not putting another floor up there so it is not like there will be any living space, only attic space.

Mr. Treglia stated that the previous design was a flat roof and he had leaks. He stated that he replaced the roof last year and that did not work, after spending \$7,000 there were still leaks. He stated that the new design is one streamlined roof.

Commissioner Cholewa suggested that since the space is not being used why not wait and redesign the roof. Mr. Treglia stated that the problem is that the contractors have already started and this is holding everyone up. He stated that this is the best design they came up with to eliminate the flat roof. He stated that he is just trying to make it better, adding that his ultimate goal is to eliminate the flat roof design to due to poor drainage.

Commissioner Bockstael questioned if his neighbors are ok with this design. Mr. Treglia stated that his neighbors are aware of this application and are fine with this.

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. 5916-05 Signs Unlimited** seeking a variance to erect a wall sign greater than permitted at 1430 Berlin Turnpike, east side, Regional Commercial Zone (§6.3).

Mr. Allan Esposito, 2 Francis Street, Derby, CT appeared before the Board on behalf of Eblens Clothing and Footwear seeking a variance to erect a wall sign greater than permitted. He stated that his clients wish to move into the Jordan Lane Plaza. He stated that there are a few situations that they have run into at this location. He stated that usually Eblens can conform to signage regulations however due to the front locations this is not a typical Eblens store front; this one is very narrow and very long. He stated that typically they have 60 linear foot of frontage; he stated that the

other problem with this store front is the massive sign panel already up there, and if they stay with the allowed 35 square foot sign it just looks like a little sign that gets lost in the panel. He stated that the other factor is that when you come in the entrance they are located at the far right back corner of the shopping plaza. He stated that this is the hardest spot to see when you drive in. He stated that they did go before the Architectural Review Committee and received an approval for the sign that is being presented now.

Chairman Borea questioned how much of a variance is needed. Mr. O'Connor stated that a 31 square foot variance is needed. He stated that his is allowed 35 square feet and is going to about 66 square feet.

Commissioner Vaughan, Jr. questioned who was at this location before. Mr. Esposito stated that he thinks Railroad Salvage was there before.

Commissioner Bockstael stated that because "Railroad Salvage" is a big frontage they were allowed more square footage and this is somewhat narrower.

Mr. Pinney questioned the size of the footprint. Mr. Esposito stated that it is 35' x 150'.

Chairman Borea questioned if there is a substantial drop in elevation from the Turnpike back to the store. Mr. Esposito stated that this was correct; there is no road view at all.

He stated that they just want the sign to look presentable and not amateurish; they do not want it to look like they could not afford the sign.

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. 5917-05 Paula Larsen** seeking a variance 1) to amend a previous variance to add additional outdoor seating 2) to display an A-Fran sign, and 3) to display two flags at 271 Main Street, west side, Village Business Zone (§6.2 & §6.3).

Attorney Lori Rubinow, 21 Prospect Street, Chester, CT representing and with Ms. Paula Larsen, 271 Main Street, Wethersfield, CT appeared before the Board seeking three variances. Attorney Rubinow stated that she is also Paula Larsen's sister.

Attorney Rubinow stated that what they are seeking is:

1. Permission to hang flags in the front of the building (presented pictures of the flags and their locations)
2. Permission to have a Menu Board (presented pictures of the Menu Board)
3. Permission to add additional outdoor seating; she stated that they were previously approved for 3 tables with 4 chairs each, however they could not imagine the level of customers, therefore Ms. Larsen put out benches not realizing that a variance would be needed.

Ms. Larsen apologized to the Board, stating that she did not realize that a variance was needed for the menu boards, flags and benches.

Chairman Borea questioned why a variance is needed for the flags. Mr. O'Connor stated that banners, flags, etc. are not permitted. Mr. O'Connor added that menu boards of any type are also not allowed.

Attorney Rubinow stated that benches are needed to accommodate existing customers; not to attract new customers. She stated that this would also alleviate the congestion on the sidewalk as well. Attorney Rubinow stated that what they are proposing is in the front they would like to have a table on the front porch with two chairs that can be removed to accommodate handicapped customers. Ms. Larsen stated that she does have a handicapped customer that comes to her shop quite often, she presented pictures of the customer and where the table would be located. Attorney

Rubinow showed pictures of the table out in front of the shop. Ms. Larsen stated that this does not block anyone from getting by.

Chairman Borea questioned what other seating she is requesting. Attorney Rubinow stated that they would also like four (4) additional benches in the front; adding that these benches can be easily picked up and moved as it is not their intention to leave these benches out morning, noon and night. She stated that most of the customers that come from dinner time on are walkers. She presented pictures of the benches and their locations.

Commissioner Bockstael questioned if the benches are on her property. Ms. Larsen stated that the benches are on Town owned property.

Chairman Borea confirmed that what they are asking for is a table with two chairs on the side porch, and four additional benches in the front.

Attorney Rubinow stated that this was correct and they would also like to have stackable stools as this would help when there is an over flow of customers.

Chairman Borea questioned the number of stools that they are requesting. Attorney Rubinow stated that they would like fifteen (15) stools. Ms. Larsen stated that these stools are not always needed and are not always out; however, they are nice to have when there is an overflow of customers.

Mr. O'Connor stated for the record that if they were to grant the variance for the additional benches they cannot grant this with permission to be put on Town owned property. Chairman Borea stated that he is aware of this.

Chairman Borea questioned why they feel this variance should be granted. Attorney Rubinow stated that by granting this variance it will accommodate customer need and it will alleviate the congestion on the sidewalk. Ms. Larsen stated that it is not uncommon for her to get a family of ten (10) people and all of them cannot have a place to sit; kids and grandparents need to stand.

Attorney Rubinow stated that the last area they need to address is the back yard.

Commissioner Bockstael questioned if this was on the application. Attorney Rubinow stated that this was a grey zone. She stated that she was told that the back yard is commercial property as well and there were already benches in the back. She stated that they were not sure if permission was needed for the benches in the back. Mr. O'Connor stated that this would need to go before Planning and Zoning, not this Board.

Chairman Borea questioned if they are currently using benches in the backyard for seating for the ice cream parlor. Ms. Larsen stated that the back is used for her personal use and she does have benches back there that are around her brick patio and her tree which she does not take in every night, she stated that people do stroll back there, however the benches she does have back there are basically for her own personal use for her and her family.

Ms. Larsen wanted to remind the Board that she is a seasonal business with only four months that she does have a lot of customers. She added that this area is all commercially zoned with Comstock Ferry on one side and the Dance Hall on the other.

Ms. Larsen entered into the record signatures from her supporters. Chairman Borea confirmed with Ms. Larsen that these are all different names. Ms. Larsen stated that they were and there are probably over 400 signatures.

Chairman Borea questioned if there has been any problems. Mr. O'Connor stated that the only problem has been obstructing the sidewalk. Ms. Larsen stated that this is why she needs the additional seating.

Commissioner Cholewa confirmed the seating that is being requested.

1. Four (4) benches for two (2) people each.
2. Fifteen (15) stackable stools.

3. One (1) table with two (2) seats on the porch.
4. Benches in the back yard.

Commissioner Bockstael questioned if the benches were not put on Town owned property would they fit on the Ice Cream Parlor property. Ms. Larsen stated that the benches would fit on the porch but then the table would not.

Commissioner Cholewa suggested one less bench the she could also fit the table. Ms.

Larsen stated that this was probably correct.

There were no further questions or comments from the Board.

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

1. David Longey, 296 Nott Street, Wethersfield, CT
2. Robert Barstow, 190 Stillwold Drive, Wethersfield, CT
3. Nancy Cosgrove, Brussels Avenue, Wethersfield, CT
4. Patricia Gilbert & Daughter, Bond Street, Wethersfield, CT
5. Hank Brown, 105 Church Street, Wethersfield, CT
6. Lori & Mike Morale, 48 Belmont Street, Wethersfield, CT
7. Faith Kilborn, 99 Walbridge Road, West Hartford, CT
8. Kristina & Thomas Cantwell, 14 Avalon Place, Wethersfield, CT
9. Joanne & Son Michael, Wethersfield, CT
10. Roger Rubinow, father of Paula Larsen
11. George Lombardo, 338 Nott Street, Wethersfield, CT

The above audience members expressed their support for this application. They all stated that they like the small town atmosphere that the Main Street Creamery projects. They feel that the Town should support such businesses.

Commissioner Bockstael read into the record letters from Mrs. Sacks and Mrs. McAulliffe in favor of this application.

Ms. DeAngelo wanted to state for the record that this Board is not here to try and give anyone a hard time this Board is here to keep the Town's regulations in check.

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

1. Ms. Maureen Hayes, 29 Hartford Ave., Wethersfield, CT
2. Ms. Kathleen Ahern, 15 Hartford Ave., Wethersfield, CT
3. Mrs. Alderman, 265-267 Main Street, Wethersfield, CT
4. Kathy, Spicy Green Bean Deli, 285 Main Street, Wethersfield, CT
5. Ms. Rosalie Hayes, 29 Hartford Avenue, Wethersfield, CT

The above audience members felt that these regulations are in place for a reason and should be adhered to by everyone. Mrs. Alderman stated that she has expressed her concern to the Historic District about other things that are happening at the Main Street Creamery and these items still have not been addressed. She feels that until these things are corrected nothing further should be allowed.

Commissioner Bockstael read a note from Steven Clarke, Main Street, Wethersfield, CT stating that he is concerned with the banners being a distraction.

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WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN BOREA

Commissioner Bockstael, Clerk

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC MEETING  
JUNE 27, 2005**

The Wethersfield Zoning Board of Appeals held a public hearing on June 27, 2005 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  
Craig S. Pinney, Alternate  
Matt Cholewa, Alternate

**ABSENT:** Frank A. Falvo, Jr.

**Also Present:** Brian O'Connor, Chief Building & Zoning Official

Voting Members are: Chairman Borea, Vice Chairman Vaughan, Jr., Commissioner Bockstael, Commissioner DeAngelo, and Commissioner Pinney.

**DECISIONS FROM PUBLIC HEARING**

**APPLICATION NO. 5910-05 Kosta & Silvana Vardhami** seeking a erect an addition having less than the required front yard setback at 287 Forest Drive, west side, A Residence Zone (§3.7).

Upon motion made by Chairman Borea, seconded by Commissioner Bockstael and a poll of the Board it was unanimously voted that this application **BE DENIED** without prejudice. This applicant shall come back next month after they have posted the necessary sign, the fee shall be waived.

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**APPLICATION NO. 5911-05 Scata Family Limited** seeking a variance to create a lot 1) having less than the required lot area, 2) having less than the required side yard setbacks, and 3) having less than the required perimeter landscape area between the side yard line and parking area at 1341-1345 Silas Deane Highway, west side, Regional Commercial Zone (§5.4 & Article 6).

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**.

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**APPLICATION NO. 5912-05 Thomas & Amy Chodorowski** seeking a variance to 1) erect a garage over the building line and 2) having less than the required side yard at 21 Olney Road, east side, A Residence Zone (§3.7).

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**.

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**APPLICATION NO. 5913-05 Don Hammerberg Assoc.** seeking a variance to construct an addition having less than the required side yard at 1260 Silas Deane Highway, east side, Regional Commercial Zone (§6.3).

Upon motion made by Chairman Borea seconded by Commissioner Pinney and a poll of the Board it was unanimously voted that the above application **BE APPROVED**.

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**APPLICATION NO. 5914-05 Mark & Lynn Krob** seeking a variance to rebuild the existing non-conforming detached garage on the same footprint, at 294 Ridge Road, east side, A-1 Residence Zone (§7.3).

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**.

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**APPLICATION NO. 5915-05 Leonard M. Treglia** seeking a variance to rebuild the existing non-conforming detached garage on the same footprint, at 31 Collier Road, west side, A-1 Residence Zone (§7.3).

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

1. Ridgeline of addition must not be more than 2' higher than the home.
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**APPLICATION NO. 5916-05 Signs Unlimited** seeking a variance to erect a wall sign greater than permitted at 1430 Berlin Turnpike, east side, Regional Commercial Zone (§6.3).

Upon motion made by Chairman Borea 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. 5917-05 Paula Larsen** seeking a variance 1) to amend a previous variance to add additional outdoor seating 2) to display an A-Fran sign, and 3) to display two flags at 271 Main Street, west side, Village Business Zone (§6.2 & §6.3).

Upon motion made by Chairman Borea seconded by Commissioner Bockstael and a poll of the Board it was voted by a vote of 4-1, with Commissioner Pinney objecting that the above application **BE DENIED** except for allowing a table with two seats on the side porch for handicapped customers.

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### **APPROVAL OF MINUTES**

Upon motion made by Commissioner DeAngelo seconded by Vice Chairman Vaughn, Jr. and a poll of the Board it was unanimously voted that [the minutes of May 23, 2005](#) **BE APPROVED**.

### **ADJOURNMENT**

The meeting was adjourned at 9:52 PM.

WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN BOREA

Commissioner Bockstael, Clerk