

WETHERSFIELD ZONING BOARD OF APPEALS PUBLIC HEARING JULY 25, 2005

The Wethersfield Zoning Board of Appeals held a public hearing on July 25, 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
Matt Cholewa, Alternate
Earle R. Munroe, Alternate
Frank Dellaripa, Alternate

ABSENT: Gina P. DeAngelo

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

Before the meeting started Chairman Borea presented Mr. Frank A. Falvo, Jr. with a plaque. Mr. Falvo, Jr. resigned from this Board effective June 30, 2005 after 34 years of dedicated service to the Town of Wethersfield. Chairman Borea thanked Mr. Falvo, Jr. for going above and beyond his duty and for his great wisdom, insight and information while serving on this Board.

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 one audience member who wished to speak.

Mr. David Longey, 296 Nott Street, Wethersfield, CT appeared before the Board. He presented to the Board and entered into the record brochures which illustrated pictures of Historic District businesses which have flags and menu boards. He stated that he feels this is much needed in the Historic District as they are attention grabbers to the many people that walk the sidewalks in this District. He stated that he feels that the Town should look at granting these types of variances until the Town Council and Town Staff can look into changing the sign codes for the Historic District.

Chairman Borea questioned how long it took to prepare these brochures. Mr. Longey stated that he already has this formatted and it is just a matter of taking the pictures and doing the writing. Chairman Borea stated that the brochures are very impressive.

Commissioner Cholewa questioned if the issue of menu boards and flags have been brought up to the Planning and Zoning Commission. He also stated that, from being a former member of the Planning and Zoning Commission, these brochures would be very helpful to the Board Members.

Mr. O'Connor stated that there is a meeting on Thursday at 9:00 AM with the Historic District business owners and Town Staff.

Chairman Borea stated that he would recommend that the Planning and Zoning Commission look into this issue.

APPLICATION NO. 5918-05 Kosta & Silvana Vardhami seeking to 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 they presented this application before the Board last month; however, they neglected to post the necessary sign. The Board informed them to post the sign and then come before the Board again and that is why they are here this evening.

Chairman Borea confirmed that the sign was posted. Mrs. Vardhami stated that it was.

Chairman Borea confirmed that they are requesting a 4' variance and questioned if the overhang will be over the building line. Mr. O'Connor stated that a 4.18' variance is needed and stated that the overhang is allowed to go over 6' and that this does not need a variance.

Commissioner Cholewa questioned why they cannot go back with the garage instead of forward. Mrs. Vardhami stated that they cannot go back as they have a deck, central air conditioning and the basement hatchway in the rear.

Chairman Borea questioned if they have spoken with the neighbors. Mrs. Vardhami stated that all the neighbors she spoke with are in favor of this application.

Commissioner Bockstael stated that he did drive around Forest Drive and noted that most additions were of the front porch; nothing like this type of addition. Mrs. Vardhami stated that a couple of houses on the adjoining streets have this type of addition.

Commissioner Munroe questioned if the roof and siding will be the same color as the house. Mr. Vardhami stated that it would.

There were no further questions from the Board.

The following audience member wished to speak in favor of this application: Mr. George Plunge, 181 Forest Drive, Wethersfield, CT.

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

APPLICATION NO. 5919-05 James N. Dowd seeking a variance to amend a previous variance to convert a three season porch into year round living area at 21 Halfpenny Lane, west side A-1 Residence Zone (§3.7).

Mr. James N. Dowd, 21 Halfpenny Lane, Wethersfield, CT appeared before the Board seeking to amend a previous variance. Mr. Dowd stated that he was before this Board two years ago concerning this same project. He stated that within these two years he has found out that the existing structure is in no shape to be approved for a year round living area. Therefore, he stated that he has decided to tear down the existing structure and rebuild.

Chairman Borea questioned what the original variance was for. Mr. Dowd stated that the previous variance was to turn an existing three season porch into a four season porch.

Commissioner Cholewa confirmed that he is now not just converting but tearing down and rebuilding with the same footprint. Mr. Dowd stated that this was correct; everything is the same except that they are tearing the old down and rebuilding it new.

Chairman Borea stated for the record that the porch is non-conforming due to the odd shape of the lot in the rear.

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.

APPLICATION NO. 5920-05 Mario M. Arcata seeking a variance to erect a front porch a portion of which will be over the building line at 28 Onlook Road, north side, A Residence Zone (§3.7).

Mr. Mario M. Arcata, 28 Onlook Road, Wethersfield, CT appeared before the Board seeking a variance to erect a front porch. He stated that he was looking into doing this last year, however waited until this year to start and since that time the regulations were changed.

Mr. O'Connor confirmed that the regulations were changed. The front porch regulation was 10' however the new regulations were changed to 6'.

Commissioner Bockstael questioned if this is an open porch. Mr. Arcata stated that it was.

Chairman Borea questioned if he has spoken with his neighbors regarding this application. Mr. Arcata stated that he has and there have been no objections.

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. 5921-05 John Tsombanos seeking a variance to display an advertising flag at 222 Main Street, east side, Village Business Zone (§6.3).

This application was withdrawn by the applicant.

APPLICATION NO. 5922-05 Matthew Dubois seeking a variance 1) to enlarge an existing legal non-conforming use and 2) to construct an addition a portion of which will extend into the side yard at 164-166 Main Street, east side, Village Business Zone. (§5.2 & §5.4).

This application was withdrawn by the applicant.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN BOREA

Commissioner Bockstael, Clerk

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC MEETING
JULY 25, 2005**

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PRESENT: Morris R. Borea, Chairman
Thomas J. Vaughan, Jr., Vice Chairman
Bruce T. Bockstael, Clerk
Matt Cholewa, Alternate
Earle R. Munroe, Alternate
Frank Dellaripa, Alternate

ABSENT: Gina P. DeAngelo

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

Voting Members are: Chairman Borea, Vice Chairman Vaughan, Jr., Commissioner Bockstael, Commissioner Cholewa, and Commissioner Monroe.

DECISIONS FROM PUBLIC HEARING

APPLICATION NO. 5918-05 Kosta & Silvana Vardhami seeking to 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 Commissioner Bockstael, seconded by Vice Chairman Vaughan, Jr. and a poll of the Board it was unanimously voted that the above application **BE APPROVED**.

APPLICATION NO. 5919-05 James N. Dowd seeking a variance to amend a previous variance to convert a three season porch into year round living area at 21 Halfpenny Lane, west side A-1 Residence Zone (§3.7).

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

APPLICATION NO. 5920-05 Mario M. Arcata seeking a variance to erect a front porch a portion of which will be over the building line at 28 Onlook Road, north side, A Residence Zone (§3.7).

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

APPLICATION NO. 5921-05 John Tsombanos seeking a variance to display an advertising flag at 222 Main Street, east side, Village Business Zone (§6.3).

Application was withdrawn

APPLICATION NO. 5922-05 Matthew Dubois seeking a variance 1) to enlarge an existing legal non-conforming use and 2) to construct an addition a portion of which will extend into the side yard at 164-166 Main Street, east side, Village Business Zone. (§5.2 & §5.4).

Application was withdrawn.

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 June 27, 2005](#) **BE APPROVED**.

ADJOURNMENT

The meeting was adjourned at 7:35 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN BOREA

Commissioner Bockstael, Clerk