

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

October 27, 2014

The Wethersfield Zoning Board of Appeals held a public hearing on October 27, 2014 at 7:00 PM at Town Hall, Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Chairman
Daniel Logan, Vice Chairman
Morris Borea
Eugene Ziurys, Jr
Basia Dellaripa
David Gustafson, Alternate, Clerk
Michael Vieira, Alternate

ABSENT: Robert Cobb, Alternate

Also Present: Monica Holloway – Zoning Enforcement Officer

Chairman Vaughan, Jr. opened the meeting at 7:00PM. He explained the procedures of the meeting and hearing, adding that five Board Members will be voting and 4 affirmative votes would be needed for the variance to be approved. He asked if there was anyone present who wished to speak on anything other than what is on the night's Agenda. There was no one from the audience who wished to speak.

Application No. 6145-14 Percon, Inc. Paul Randazzo, requesting a variance to build a 12' x 16' deck to have less than the required rear yard setback of 40 feet. 25 Straddle Hill, A-1 Zone, (§3.7)

Paul Randazzo, 467 Griswold Street, Glastonbury, CT, owner of Percon, Inc. appeared before the Board on behalf of his clients, homeowner's of 25 Straddle Hill, seeking a variance to build a 12' x 16' deck not having the required 40' rear yard setback.

Mr. Randazzo stated that there was previously a 12' x 12' deck. He read the zoning regulations on interior lots and stated that this property meets all these regulations; however, this is a corner lot. He stated that hardship for this application is the fact that it is a corner lot which is not specified in the zoning regulations.

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Chairman Vaughan, Jr. questioned how much of a variance is needed. Mr. Randazzo stated that no variance is needed as it is not specified in the zoning regulations. Mrs. Holloway stated that a 6' variance is needed.

Vice Chairman Logan questioned if there were any communications with the neighbors. Mr. Randazzo stated that two letters from neighbors in favor of this application were already given to Mrs. Holloway. Mrs. Holloway confirmed that these letters were received and the Board has a copy in their folder. Mr. Randazzo also stated that he has a letter signed by roughly six more neighbors on Straddle Hill and Scotts Way in favor of this application. He presented that letter to the Board.

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 Vaughan, Jr.

Commissioner Gustafson, Clerk

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DECISIONS FROM PUBLIC HEARING

**Voting Members: Chairman Vaughan, Jr., Vice Chairman Logan, Commissioner Borea
Commissioner Ziurys, Jr., and Commissioner Dellaripa.**

Application No. 6145-14 Percon, Inc. Paul Randazzo, requesting a variance to build a 12' x 16' deck to have less than the required rear yard setback of 40 feet. 25 Straddle Hill, A-1 Zone, (§3.7)

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

APPROVAL OF MINUTES

Upon motion made by Commissioner Borea seconded by Commissioner Ziurys, Jr. and a poll of the Board it was unanimously voted that the Minutes of September 22, 2014 **BE APPROVED**.

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ADJOURNMENT

The meeting was adjourned at 7:15 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN VAUGHAN, JR.

Commissioner Gustafson, Clerk

I hereby certify that the above is a true copy of the minutes of the Zoning Board of Appeals on

Commissioner Gustafson, Clerk