

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

November 24, 2014

The Wethersfield Zoning Board of Appeals held a public hearing on November 24, 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. 6148-14, 15 Avalon Place, requesting a side yard variance for less than the required side yard of 5 feet. **Parson, Inc. Applicant**, Zone B (§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 15 Avalon Place, seeking a variance for less than the required side yard.

Mr. Randazzo stated that he was hired to replace/repair the existing deck. When he tried to pull the permit for the replacement he was informed that there was never an original permit for the deck. He explained the plot plan to the Board, explaining that his intentions are to replace what is currently there and that meets the current zoning regulations; however he needs 1' to make a platform on the side of the house legal.

Mr. Randazzo stated that the hardship is that this is the only other means of egress out of the home. He stated that all the mailings were done and that there were no objections to this application.

Chairman Vaughan, Jr. confirmed that there was an existing deck. Mr. Randazzo stated that this was correct; he was hired to replace or repair the deck. He stated that it was built roughly 20 to 30 years ago and was beyond repair.

Commissioner Gustafson questioned if the door opens to the driveway. Mr. Randazzo stated there is a two- step platform to the house, adding that this is on the side of the neighbor's driveway. Commissioner Gustafson questioned if this is a shared driveway. Mr. Randazzo stated that it was not, the homeowner's driveway is on the other side of the house.

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. 6149-14, 255 Wells Road, requesting a variance to enlarge a non-conforming structure for the required less than 40 feet front yard to build a deck 12' x 19', **Michael & Jennifer Ramsey, Applicant**, Zone A (§3.7)

Michael and Jennifer Ramsey, 225 Wells Road, Wethersfield, CT appeared before the Board seeking a variance to enlarge a non-conforming structure. Mrs. Ramsey stated that the home was built in 1912 and was non-conforming on a corner lot.

Mrs. Ramsey stated that their hardship is that they need the room and they are on a corner lot.

Chairman Vaughan, Jr. confirmed that they will be at 33' and that 40' is required. Mrs. Holloway stated that this was correct, stating that a 7' variance is needed.

Mr. Ramsey stated that he has a letter in favor of this application. He stated that the neighbor directly affected by this offered to come this evening but he told him he did not feel it was necessary.

There were no further questions or comments from the Board.

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The following audience members wished to speak in favor of this application; however both did say that they do not live in this neighborhood.

1. Mr. Ocasio, 27 Hedgerow, Wethersfield, CT - He stated that he feels this is the best option.
2. Mr. Chaffer, Glastonbury, CT – He stated that he is the Grandfather of three little girls that live in the home and for him this is a safety issue. He stated that the existing stairway is in disrepair.

No one from the audience wished to speak in opposition to this application.

WETHERSFIELD ZONING BOARD OF APPEALS
Chairman Vaughan, Jr.

Commissioner Gustafson, Clerk

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ABSENT: Robert Cobb, Alternate

Also Present: Monica Holloway – Zoning Enforcement Officer

DECISIONS FROM PUBLIC HEARING

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

Application No. 6148-14, 15 Avalon Place, requesting a side yard variance for less than the required side yard of 5 feet. **Parson, Inc. Applicant**, Zone B (§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 submitted.

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

Application No. 6149-14, 255 Wells Road, requesting a variance to enlarge a non-conforming structure for the required less than 40 feet front yard to build a deck 12' x 19', **Michael & Jennifer Ramsey, Applicant**, Zone A (§3.7)

Upon motion made by Commissioner Borea, seconded by Vice Chairman Logan 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 Borea seconded by Vice Chairman Logan and a poll of the Board it was unanimously voted that the Minutes of October 27, 2014 **BE APPROVED**.

ADJOURNMENT

The meeting was adjourned at 7:20 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