

**REGULAR MEETING MINUTES  
ZONING BOARD OF APPEALS  
WEDNESDAY, APRIL 21, 2010**

**TOUR**

No tour was conducted.

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The Zoning Board of Appeals held a public hearing in Legislative Chamber, Room 314, Town Hall, 50 South Main Street, West Hartford, on Wednesday, April 21, 2010 at 7:00 P.M.

**PRESENT:** Vice Chairperson: Tom Foley and Commissioners: Martin, Neville, and Schindelman. Secretary to Zoning Board of Appeals Brian Pudlik.

**ABSENT:** Commissioners Sadinsky and Tucker

**HEARING LEGALLY ADVERTISED ON:**

Thursday, April 1, 2010  
Thursday, April 15, 2010

**DECISIONS FILED WITH THE CLERK AND HARTFORD COURANT:**

Tuesday, April 27, 2010

**EFFECTIVE DATE:**

Thursday, May 13, 2010

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At the regular meeting of the Zoning Board of Appeals the following actions were taken:

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**#16-10**      **144 South Street** – Petition of T. Davidson dba Davidson Auto/Macco for the renewal of location approval for a Motor Vehicle Dealers/Repairers License for a period of five (5) years per plan on file.  
**IG ZONE**  
**Postponed to May 19, 2010**

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**#17-10**      **733 Mountain Road** – Petition of D. Friedman for the renewal of a Special Exception in order to operate a clinical social work practice as an accessory use to the residence per Section 177-49(C) of the West Hartford Zoning Ordinance for a period of three (3) years, per plan on file.  
**R-13 ZONE**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Schindelman made a motion to grant the petition; second by Commissioner Neville. The Board made its decision to grant the petition with the following conditions:

1.      **This permission is granted for a period of three (3) years. At that time you will be notified of the requirement to renew this permit. Failure to renew will render this approval void.**
2.      **The hours of operation shall be:**  
         **Tuesday                    9:00a.m. to 3:00 p.m.**  
         **Wednesday                9:00a.m. to 2:00 p.m.**
3.      **The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.**
4.      **All client parking shall be on the driveway. No clients are allowed to park on the street.**

- 5. **There shall be no overlap in client visits.**
- 6. **No non-resident employees.**
- 7. **A maximum of three (3) clients per day.**

**VOTE: 4-0**                      Voting in favor were Commissioners Foley, Martin, Neville, and Schindelman  
Opposed - 0

**Petition Unanimously approved.**

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**#18-10**                      **55 Nesbit Avenue** – Petition of C.R. Dalton, requesting a variance to Section 177-20 Obstructions in Yards; requesting a +/- 11 foot variance to the 25 foot side yard setback on the north side of the property and a +/- 2 foot variance to the 25 foot side yard setback on the south side of the property in order to construct a two-story deck, per plan on file.  
**RM-3R ZONE**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Martin made a motion to grant the petition; second by Commissioner Schindelman. The Board made its decision to approve the petition with the following conditions:

- 1. The granting of the variance will not be detrimental to the public health, safety, convenience, and welfare of the neighborhood.
- 2. Variance request is minor and will not adversely impact neighboring properties.
- 3. There are conditions especially affecting the land or structure, such as the property being a corner lot, and the positioning of the home on the lot.
- 4. A building/zoning permit must be obtained prior to any construction activity.

**VOTE: 4-0**                      Voting in favor were Commissioners Foley, Martin, Neville, and Schindelman  
Opposed: None

**Petition Unanimously Approved.**

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Commissioner Neville made a motion to approve the minutes of Wednesday, March 17, 2010; second by Commissioner Martin.

**VOTE: 4-0 Unanimously Approved.**

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Commissioner Neville made a motion to adjourn; second by Commissioner Schindelman.

**VOTE: 4-0 Unanimously Approved.**

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Respectively submitted,



Brian Prudlik  
Secretary to the Zoning Board of Appeals