



**Planning Division
Meeting Minutes of the
Zoning Board of Appeals
(Draft Subject to Board
Approval)**

**REGULAR MEETING OF THE ZONING BOARD OF APPEALS
TUESDAY, APRIL 21, 2009**

Commissioners Present

Kenneth B. Lerman
Mike McGarry
David Bobowski
Stephen Dauphine
Meghan Freed

Staff Present

Roger J. O'Brien
Kim Holden
Tammy McBride
Ivan Ramos

Commissioners Absent

Robert Luckritz

Chairperson Dauphine called the meeting to order.

I. Public Hearing

- a. 276-278 Oxford Street - Requesting variances from the following sections to allow an existing two family dwelling to become a three family dwelling:
 1. Section 636, purpose of the R-5 district and Section 854, permitted uses in the R-5 district which would allow a three family dwelling in a one and two family zone. Janina Capellan presented the case giving a recap of prior testimony from November 18, 2008 hearing and also stated the property was purchased as a three family and is assessed as a three family based on City of Hartford Assessors records. Members of the public spoke in favor of the application. The West End Civic Association is opposed to the application. Roger J. O'Brien, Director of Planning answered questions regarding the City's position. The Board deliberated on a motion to continue the application made by Commissioner McGarry. Commissioners McGarry, Lerman and Dauphine all voted in favor. Commissioners Freed and Bobowski abstained.
- b. 873 West Boulevard - Requesting a variance from the following sections to allow installation of rooftop wireless communications antennas and associated equipment:
 1. Section 497(a), use variance and Section 854(a), permitted uses in the R-1 district to allow installation of rooftop wireless communications antennas and associated equipment on an existing building located in a residential district. Jennifer Young Gaudet

presented the case and answered questions. The Board deliberated on a motion to continue the application. Commissioners Freed, Bobowski, McGarry, Dauphine and Lerman all voted in favor.

- c. 739 Maple Avenue – Requesting variances from the following sections to allow linen supply business: 1. Section 854, permitted uses in the B-4 zone and Section 402(a) minimum side yard of eight (8) feet to allow a linen supply business in a B-4 zone and have a two (2) foot side yard. David Bruce Johnston presented the case. Members of the public spoke in favor of the application.

The Public Hearing was closed.

III. Regular Meeting

a. Consideration Public Hearing Items

1. 739 Maple Avenue – the Board deliberated on a motion to grant variances from Section 854, permitted uses in the B-4 district and Section 402(a), minimum side yard of eight (8) feet to allow a linen supply business in a B-4 zone and have a two (2) foot side yard made by Commissioner Bobowski and seconded by Commissioner Freed. Commissioners Bobowski, Freed, Dauphine, Lerman and McGarry all voted in favor.

IV. New/Old Business

Adjournment

- The meeting was adjourned.

Respectfully submitted,

Tammy McBride