



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

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**REGULAR MEETING OF THE ZONING BOARD OF APPEALS  
TUESDAY, JUNE 16, 2009**

**Commissioners Present**

Kenneth B. Lerman  
Robert Luckritz  
David Bobowski  
Stephen Dauphine  
Meghan Freed

**Staff Present**

Kim Holden  
Tammy McBride  
Ivan Ramos  
Roger O'Brien

**Commissioners Absent**

Mike McGarry

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Chairperson Dauphine called the meeting to order.

**I. Public Hearing**

- a. 172-174 Beacon Street – Appeal by the JP Group LLC of a Cease and Desist order to stop using a two family dwelling as a three family dwelling. Peter Strniste, Jr. presented the case stating the use has always been a three family dwelling and submitted several exhibits; 1. A sworn affidavit from Edward C. Grimason, a prior owner, 2. A Real Estate Purchase Contract, 3. Hartford Numerical Directory 1967 and 1968, 4. An Assessor's card showing a box checked yes for zoning conformity, 5. A file regarding the 1995 variance sought to have a three family in a R-5 zone by previous owner Brian R. O'Donnell and was denied, 6. An affidavit from previous owner Brian R. O'Donnell, 7. An interdepartmental memorandum from William H. Curtis, Chief Housing code Enforcement regarding an illegal rooming house, 8. A Notice of Violation dated January 20, 1998 by Building Inspector William Boudreau stating third floor conversion without required approvals, permit or certificate of occupancy and 9. An interdepartmental memorandum from Victor J. Dellaripa stating the owner was in violation of the City Zoning Ordinances. Roger J. O'Brien spoke on the City's behalf stating it was not a legal three family dwelling and never has been a legal three family dwelling therefore it is not a grandfathered or legal non-conforming use. Work was also done on the premises without proper permits. Members of public spoke in favor of the Cease

and Desist order and one opposed to the Cease and Desist order. The West End Civic Association opposed the lifting of the Cease and Desist order.

The Public Hearing was closed.

## **II. Regular Meeting**

### **a. Consideration Public Hearing Items**

The Board deliberated on a motion to uphold the Cease and Desist order made by Commissioner Bobowski and seconded by Commissioner Lerman. Commissioners Luckritz, Freed and Dauphine voted in favor of the Cease and Desist order.

## **II. New/Old Business**

### **Ajdournment**

- The meeting was adjourned.

Respectfully submitted,

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Tammy McBride