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4 **CITY OF HARTFORD**

5 **Zoning Board of Appeals**
6 **260 Constitution Plaza – Hartford, CT**

7
8 **MINUTES**

9 December 3, 2019

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11 **Due to technical difficulty, there are no digital recordings of this meeting.**

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13 I. **CALL TO ORDER** The Zoning Board of Appeals held a Public Hearing at **6:30 p.m. on Tuesday,**
14 **December 3, 2019,** at the Plaza Level Conference Room of 260 Constitution Plaza, Hartford, CT 06103.

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16 Chair Zartman called the meeting to order at 6:31 p.m.

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18 **Attendance:**

19 **Present:** Chair Justin Zartman, Commissioners Phyllis Airey, Amy Bergquist, Stephanie Johnson (*arrived at*
20 *6:36 pm*) and Richard Szczypek and Alternates: Jonathan Cabral and William Kemp (*both seated as a full*
21 *commissioners*)

22 **Absent:** No Commissioners were absent

23
24 **Staff Present:** Elizabeth Sanderson, Aimee Chambers, Lisa Silvestri

25 **Staff Absent:** Vanessa Walton

26
27 Chair Justin Zartman appointed Alternates Jonathan Cabral and William Kemp to be seated as full
28 Commissioners for item II B- 364 Franklin Avenue

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30 **II. PUBLIC HEARINGS**

- 31 **A. Continued: 180 White Street –Kennelly School- Variance** request from Zoning Regulations Section
32 8.12.3.A to allow a dynamic display sign on property in the MX-2 district, where dynamic display signs are
33 only permitted within the DT districts. Applicant: Heather Mullin, Golden Rule Signs.

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35 Principal Planner Elizabeth Sanderson gave an overview of the continued item. There to represent the
36 applicant were Mr. Tim Cheever and Ms. June Cahill. The Commission entered into deliberation and
37 Commissioner Szczypek made a **MOTION** to **DENY** the proposal in that the applicant failed to provide a
38 real hardship. Seconded by Commission Cabral. The Commission voted at follows: Commissioner
39 Bergquist- Yes; Commissioner Szczypek- Yes; Commissioner Zartman- No; Commissioner Cabral- Yes;
40 Commissioner Kemp- Yes. The proposal was **DENIED** by a vote of **4-1** with recusals from Commissioners
41 Airey and Johnson.

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44 **B. Continued: 364 Franklin Avenue (364-366 Franklin Avenue, per Assessor)-** Variance request from the
45 Zoning Regulations Section 1.5.4.E to extend/alter a nonconforming structure to allow an additional story

46 to be constructed on an existing one-story building for commercial use on property in the MS-2 district.
47 Applicant: Angelo & Paula T. Cicchiello.
48

49 Principal Planner Elizabeth Sanderson gave an overview of the continued item. The applicant, Mr. Angelo
50 Cicchiello was present and he addressed the Commission. Also there was Mr. Carl Williams of the Southend
51 N/Z who spoke in support of this request. The commission also heard from Attorney Sean Clark, who
52 represented Mr. & Mrs. Carama, the next door neighbors. He presented photos of the snow storm
53

54 There were no other testimony or comments heard at that time and Commissioner Szczypek made a **MOTION**
55 to **DENY request. Seconded by Commissioner Cabral** and the Commission voted as follows: Commissioner
56 Bergquist- Yes; Commissioner Szczypek- Yes; Chair Zartman- No; Commissioner Cabral- Yes; Commissioner
57 Kemp- Yes. The **MOTION to DENY PASSED** by a vote of **4-1**.

58 **III. Meeting Minutes**

- 59 a. October 1, 2019- Were not submitted due to the absence of Ms. Walton.
60 b. November 19, 2019- Were not submitted due to the absence of Ms. Walton.
61

62 **IV. Other Business**

- 63 a. ZBA 2020 Meeting Schedule- Revision made to the month of November. Date changed from November
64 17th to November 15. Chair Zartman made a **MOTION to APPROVE the REVISION** of the 2020
65 Schedule, **Seconded** by Commissioner Johnson. The Commission voted as follows: Commissioner
66 Bergquist- Yes; Commissioner Johnson, Commissioner Szczypek- Yes; Chair Zartman- Yes; Commissioner
67 Cabral- Yes; Commissioner Kemp- Yes. The **MOTION PASSED** by a vote of **5-0**.
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- 69 b. There will be an election of officers during the March 2020 Meeting.
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71 **V. Executive Session**

72 There was no session
73

74 **ADJOURMENT**

75 The meeting was adjourned at 8:27 p.m.
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77 Respectfully Submitted by:

78 Vanessa Walton, Executive Assistant
79