

**TOWN OF GRANBY  
ZONING BOARD OF APPEALS  
MINUTES  
March 15, 2016**

Present: Wayne Chapple, Judy Goff, Robert Lindeyer, Suzanne Yucha, and William Percival

Chairman Wayne Chapple convened the meeting at 7:30 p.m. and introduced the Board members. William Percival read the Legal Notice, which was published on March 4, 2016 and March 11, 2016 in the Connecticut Section of the *Hartford Courant*.

**REGULAR MINUTES**

**ON A MOTION** by J. Goff, seconded by S. Yucha, the Board voted 4-0-1 to approve the minutes of the regular meeting of February 16, 2016 as presented. W. Percival abstained.

Chairman Chapple explained the procedure of the meeting and noted to those in attendance that decisions would generally be mailed to the applicant within ten days. Approval, when granted, shall be null and void if not filed within 90 days of the approval date.

**PUBLIC HEARING**

The continued hearing on the appeal by Deb Orosz seeking a front yard variance to Section 5.1 of the Zoning Regulations to allow construction of a garage for property located at 114 East Street, opened at 7:33 p.m.

Deb Orosz, 114 East Street, appeared to explain her request for a variance. She had a map of the property and was able to show the proposed location of a 26' x 36' garage. A 28' variance is needed, taking into consideration the overhangs. Ms. Orosz stated they are working with the Inland Wetlands and Watercourses Commission (IWWC) regarding the wetlands and watercourses on the property. She pointed out the location of the septic system and well. The semi-circle driveway is expected to remain as is. The house was built in 1850 and the lot is non-conforming.

Public Comment: None.

Public hearing closed at 7:38 p.m.

The hearing on the appeal by Stephen Peterson seeking a side yard variance to Section 5.1 of the Zoning Regulations, to allow construction of a garage for property located at 21 Heather Lane, opened at 7:39 p.m.

Stephen Peterson, 21 Heather Lane, appeared and explained he would like to build an overhang (carport) on the side of an existing garage. On a file map, he showed the location of the septic tank and leach fields. He shared a letter, which was given to Chairman Chapple for the file; from his neighbor Jeff Holden stating he had no objection to Mr. Peterson's plans for building an overhang.

Public comment: None.

Public hearing closed at 7:53 p.m.

**ON A MOTION** by R. Lindeyer, seconded by J. Goff, the Board voted unanimously (5-0-0) to grant an appeal seeking a variance to Section 5.1 of the Zoning Regulations for Deb Orosz, as proposed and outlined in the subject file, for property located at 114 East Street as follows:

a front yard variance of 28' for construction of a garage at 114 East Street.

The hardship noted is the location of the septic system, well, and wetlands. The garage is being strategically placed so as not to disturb established paddocks. This property is an original non-conforming lot.

ON A MOTION by J. Goff, seconded by W. Chapple, the Board voted unanimously (5-0-0) to grant an appeal seeking a variance to Section 5.1 of the Zoning Regulations for Stephen Peterson, as outlined in the subject file, for property located at 21 Heather Lane as follows:

a side yard variance of 5' to allow for the construction of an overhang from the present garage.

The hardship stated is the location of the leach fields and the fact that this is a narrow lot.

ON A MOTION by W. Percival, seconded by R. Lindeyer the Board voted unanimously (5-0-0) to adjourn the meeting at 7:59 p.m.

Respectfully submitted,

Susan Christian  
Recording Secretary