

**TOWN OF GRANBY
ZONING BOARD OF APPEALS
MINUTES
April 19, 2016**

Present: Wayne Chapple, Judy Goff, Robert Lindeyer, Ann Crimmins, 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 April 8, 2016 and April 15, 2016 in the Connecticut Section of the *Hartford Courant*.

REGULAR MINUTES

ON A MOTION by A. Crimmins, seconded by R. Lindeyer, the Board voted 4-0-1 to approve the minutes of the regular meeting of March 15, 2016 as presented. A. Crimmins 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 hearing on the appeal by William and Nancy Ross seeking a side yard variance to Section 8.1.3.2 of the Zoning Regulations, to allow construction of a garage for property located at 239 Salmon Brook Street, opened at 7:33 p.m.

William and Nancy Ross, 239 Salmon Brook Street, explained they would like to build a garage, for cars and storage, behind their historic home. They want to avoid cutting down mature trees and are trying to be consistent with other historic homes in the area regarding the placement of the garage. The proposed garage is to be placed 20 feet from the property line. Dimensions of the garage and lean to, as well as the length across the front and side of the building were discussed. Mr. & Mrs. Ross provided handouts to the Board members showing locations of other garages/barns in the immediate area and pictures of the area where the garage would be placed. The height of the building is 1½ stories.

Public comment: Karen O'Neil, 237 Salmon Brook Street spoke in favor of the Ross' plans.

Public hearing closed at 7:43 p.m.

ON A MOTION by R. Lindeyer, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to grant an appeal seeking a variance to Section 8.1.3.2 of the Zoning Regulations for William and Nancy Ross, as proposed and outlined in the subject file, for property located at 239 Salmon Brook Street as follows:

a side yard variance of 28', with the building being no closer than 20 feet from the side line, for construction of a garage at 239 Salmon Brook Street

The hardship noted is the location of mature trees planted by Mary Edwards. This property is an original non-conforming lot.

ON A MOTION by J. Goff, seconded by R. Lindeyer the Board voted unanimously (5-0-0) to adjourn the meeting at 7:49 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary