

**TOWN OF GRANBY
ZONING BOARD OF APPEALS
MINUTES
January 20, 2015**

Present: Wayne Chapple, Judy Goff, Ann Crimmins, Robert Lindeyer, and William Percival

Chairman Chapple convened the meeting at 7:30 p.m. and Secretary William Percival read the Legal Notice. The Legal Notice was published on January 9, 2015 and January 16, 2015 in the Connecticut Section of the *Hartford Courant*.

REGULAR MINUTES

ON A MOTION by A. Crimmins, seconded by J. Goff, the Board voted unanimously (5-0-0) to approve the minutes of the regular meeting of November 18, 2014 as presented.

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 Laurence and Katrina Schaedel seeking a variance to Section 5.1 and 8.15.10 of the Zoning Regulations, to allow construction of a barn for property located at 6 Strong Road, opened at 7:33 p.m.

Larry Schaedel, 6 Strong Road, appeared before the Board and explained the variance application. He referred to submitted photos, showing where the barn would be placed which is on the most level portion of that area. The dimensions of the barn were discussed in detail and it was determined that the request of a 10 foot variance should be modified to 10.5 feet. Mr. Schaedel stated this is the best spot to place the barn and if it were moved closer towards the house, it would be too close to the septic system or the well.

Public comment: A neighbor, Margie, from across the street was in attendance and stated she had no objection to this request. No letters were received.

This public hearing closed at 7:50 p.m.

ON A MOTION by W. Percival, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to grant an appeal for side yard requirements for Laurence and Katrina Schaedel, as outlined in the subject file, for property located at 6 Strong Road as follows:

a side yard variance of 10.5 feet is approved to allow construction of a barn, as proposed.

The hardship noted includes the location of the septic system and the well.

The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary