

**TOWN OF GRANBY
ZONING BOARD OF APPEALS
MINUTES
September 15, 2015**

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

Chairman Chapple convened the meeting at 7:30 p.m. and introduced the Board members. Secretary William Percival read the Legal Notice, which was published on September 4, 2015 and September 11, 2015 in the Connecticut Section of the *Hartford Courant*.

REGULAR MINUTES

ON A MOTION by A. Crimmins, seconded by R. Lindeyer, the Board voted 3-0-1 (abstention by A. Crimmins) to approve the minutes of the regular meeting of August 18, 2015 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 Charles Bridges seeking a variance to side yard requirements, Section 5.1 of the Zoning Regulations, for property located at 32 Zimmer Road has been requested to be continued to the October meeting.

ON A MOTION by W. Chapple, seconded by A. Crimmins the Board voted unanimously (4-0-0) to approve the continuation of this matter to the October meeting.

The hearing on the appeal by Evie Goldich seeking a variance to the front yard requirements, Section 5 of the Zoning Regulations, for property located at 35 Notch Road, opened at 7:34 p.m.

Evie Goldich, 35 Notch Road, appeared to explain her request for a variance. She'd like to build a carport, which would be placed along her existing driveway. She provided pictures of the proposed structure and noted the lot is on a hillside, has a short front yard (with a 30 foot slope) and the other side of the lot is terraced. There is a stream on the property and a wet area. The location of the septic system and the well were shown on a file map.

Public Comment: None.

This public hearing closed at 7:51 p.m.

The hearing on the appeal by Michael Budlong seeking a variance to the requirements of Section 8.1.3.2 of the Zoning Regulations, for property located at 48 Cider Mill Heights, opened at 7:52 p.m.

Ed Lally, from Ed Lally & Associates, Windsor, appeared to explain the request for a 21.5 foot variance to allow the construction of a garage. He provided some history of the property, explaining that the house was built on the flattest part of the lot. Septic and well locations were shown on a map. The property is located along a curve in the road and has extensive road frontage. Mr. Lally explained that the topography of the lot limits the opportunities for the placement of a structure. Abutting property owners were present and stated they have no objection to Mr. Budlong's proposal. Minor grading will be necessary for the placement of the garage.

Public Comment: Mr. Budlong thanked the Board for their time and effort as volunteers.

This public hearing closed at 8:07 p.m.

The hearing on the appeal by James Cyr seeking a variance to the side yard requirements of Section 5 of the Zoning Regulations, for property at 17 Kearns Circle, opened at 8:08 p.m.

Jim Cyr, 17 Kearns Circle appeared before the Board. He'd like to add on a 15 foot x 20 foot screened in porch to the back of the house, where there is presently a patio. The house is situated on a corner lot. He showed the location of the septic system and the well on a file map. It was noted that the yard in question is a side yard, rather than a rear yard, per Section 5.2.2 of the Zoning Regulations.

Public Comment: Marcel Laurent, 8 Kearns Circle, stated previous owners had questioned the property line. He stated he's aware of surveying marks in the area. The lines were looked at on a map.

The public hearing closed at 8:25 p.m.

ON A MOTION by A. Crimmins, seconded by W. Percival, the Board voted unanimously (4-0-0) to grant an appeal seeking a variance to the front yard requirements for Evie Goldich, as outlined in the subject file, for property located at 35 Notch Road as follows:

a front yard variance of 20 feet is approved to allow for construction of a carport.

The hardships noted include the topography of the lot, the location of the septic system, and the wet area on the property.

ON A MOTION by W. Percival, seconded by A. Crimmins, the Board voted unanimously (4-0-0) to grant an appeal seeking a variance to the side yard requirements for Michael Budlong, as outlined in the subject file, for property located at 48 Cider Mill Heights as follows:

a side yard variance of 21.5 feet is approved to allow construction of a garage.

The hardship noted is the topography of the lot and the location of the septic system and well. Also taken into consideration was the specific location of the garage which was found to be in character with the existing neighborhood.

ON A MOTION by R. Lindeyer, seconded by A. Crimmins, the Board voted unanimously (4-0-0) to grant an appeal seeking a variance to the side yard requirements for James Cyr, as outlined in the subject file, for property located at 17 Kearns Circle as follows:

a side yard variance of 13 feet is approved to allow for construction of a porch. The porch can be no more than 15 feet from the existing home, due to the uncertainty of the property boundary.

The hardship noted is the layout of the lot and the location of the septic system and well.

ON A MOTION by R. Lindeyer, seconded by A. Crimmins the Board voted unanimously (4-0-0) to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary