

**TOWN OF GRANBY
ZONING BOARD OF APPEALS
MINUTES
November 17, 2015**

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

Chairman Chapple convened the meeting at 7:40 p.m. and introduced the Board members. Secretary William Percival read the Legal Notice, which was published on November 6, 2015 and November 13, 2015 in the Connecticut Section of the *Hartford Courant*.

REGULAR MINUTES

ON A MOTION by A. Crimmins, seconded by R. Lindeyer, the Board unanimously voted (4-0-0) to approve the minutes of the regular meeting of October 20, 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 continued hearing on the appeal by Jo-Ann Smith seeking a variance to front yard requirements, Section 5.1 of the Zoning Regulations, for property located at 14 Loveland Road, opened at 7:43 p.m.

Jo-Ann Smith appeared and explained she has had a professional survey of the property done. A copy of the survey was provided to the Board members. She brought pictures of the house, etc. and showed the proposed area where the garage will be placed, which is in the existing driveway turn-around. The center island in the driveway will be made smaller, but not removed because the septic tank is here. Ms. Smith noted the locations of a drop off of the property, the pond in the back yard and the well.

Public comment: None.

Public hearing closed at 7:56 p.m.

The hearing on the appeal by Mike and Donna Flynn seeking a variance to the side yard requirements, of Section 5.1 of the Zoning Regulations, for property located at 37 Petersen Road, opened at 7:57 p.m.

Mike Flynn, 37 Petersen Road, appeared to explain his request for a variance. He would like to build a one car garage which will be attached to the side of the house. The existing house sits on the property on an angle. The septic system is in the back yard, the well and underground powerlines are in the front yard and there is a slope at the rear of the lot. The proposed 14' x 25' or 26' garage will be constructed to match the existing house.

Public Comment: None.

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

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 front yard requirements for Jo-Ann Smith, as outlined in the subject file, for property located at 14 Loveland Road as follows:

a front yard variance of 43 feet is approved to allow for construction of a garage, which can be no closer than 7 feet to the front property line as outlined on a map titled: Zoning Location Survey, Map B-30, prepared by Gary B. LeClair, L.S. and dated 11-04-15.

The hardships noted include the location of the septic system, well, pond and the overall topography of the property.

ON A MOTION by A. Crimmins, seconded by R. Lindeyer, the Board voted unanimously (4-0-0) to grant an appeal seeking a variance to side yard requirements for Mike and Donna Flynn, as outlined in the subject file, for property located at 37 Petersen Road as follows:

a side yard variance of 10 feet is approved to allow for construction of a one car, attached garage.

The hardship noted is the location of the septic system, well and the underground powerlines from the street to the house in the front yard.

ON A MOTION by A. Crimmins, seconded by W. Percival the Board voted unanimously (4-0-0) to adjourn the meeting at 8:15 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary

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