

**TOWN OF GRANBY ZONING BOARD OF APPEALS**

**Meeting Minutes**

July 17, 2018

AGENDA: Fatcheric Public Hearing  
Regular Meeting

MEMBERS: Michael French, Chairman  
Peter LeoGrande  
Patricia Simmons  
Tom Thompson  
Tina Sawyer

ALSO PRESENT: John & Marie Fatcheric, Jody Barden and Kristin Pierce..

Chairman French opened the meeting at 7:00 pm.  
A couple of neighbors that received notification letters were present at the meeting because they thought they had to be because the letter had been certified mail. The Chairman explained that NYS Town Law requires notification to neighboring properties when an application dealing with the land usage is received and processed by the ZBA. The same letter template has been used without issue, but in light of the misunderstanding, the clerk will add additional language to clarify the purpose.

\* \* \* \* \*

**PUBLIC HEARING**

**Area & Use Variance Requests**

John & Marie Fatcheric -3 Terry Lane, Fulton  
Tax Map #302.00-01-06

Chairman French opened the Public Hearing at 7:01 pm. The application involves several variances that the Board must consider in regards to the replacement of a manufactured home after suffering damage after a house fire, they are as follows:

Section VI, Subsection C – Non-Conforming Buildings and Uses – Restoration;

Section XI - Definition of a Lot;

Section III – Use Chart – Manufactured Homes in the R-1 Zoning district.

John Fatcheric approached the Board and explained that a single wide manufactured home suffered fire damage and he would like to replace it with a new single wide manufactured home in the same footprint. His grandkids reside in the home and for their safety as well as investing in a better quality structure that enhances the neighborhood he would prefer to buy a new structure. The current home is old, from the 70's, and the entire structure would need rewiring and other upgrades from smoke and water damage which is costly and another reason why he would rather invest in a new home. The zoning change for his district does not allow for single wide homes any longer and the cost for a doublewide exceeds the current ability. The Zoning Ordinance allows him to rebuild what is there because of the fire damage and the pre-existing status of the structure, but he would like a variance to allow him to replace. The applicant had supplied a map of his property that is odd shaped and has three existing homes located on it with a dirt driveway for access to all three. The Board members discussed how the three homes came about when the law only allows for a

single residence or principal use per parcel. Mr. Fatcheric explained that the single wide that his grandchildren live in and the house that his father lives in (depicted as a shed on the site plan) existed for many years before the zoning was changed. The third house (doublewide) is his and was installed in 2014 with a building permit issued from the Codes office after he subdivided the front parcel but retained access with an easement on the dirt driveway. Discussion ensued amongst the Board members to decipher what is needed for the applicant to receive relief. The members agreed to table the Hearing in order for the following issues to be investigated:

1. How many homes are on the property?
2. Was a subdivision filed because the tax map does not show two parcels?
3. Replacement versus Rebuild?

Chairman French tabled the Public Hearing until Tuesday, July 24, 2018 at 7:00 pm

### **ADJOURN**

With no other business before the Board a **motion** to adjourn at 8:03 pm was **moved** by Member Thompson and seconded by Member Simmons, all were in favor and the **motion carried**.

Respectfully submitted by:

Lisa Somers  
ZBA secretary