

TOWN OF GRANBY ZONING BOARD OF APPEALS

Meeting Minutes

September 24, 2013

AGENDA: David Crowe Sr. Public Hearing
Daniel Girard Public Hearing
Regular Monthly Meeting

PRESENT: Michael French, Chairman
Peter LeoGrande
Patricia Simmons
Tom Thompson
Dan Parkhurst

Also Present: David Crowe Sr and Daniel Girard.

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PUBLIC HEARING

David Crowe Sr. – 1310 State Route 176, Fulton

Tax Map # 253.00-01-17

Chairman French opened the Hearing at 7:01 pm and asked the applicant to explain the variance request. Mr. Crowe stated that the property belongs to his father and will remain his after the subdivision. The property previously had a mobile home located close to where the new proposed home is (existing old driveway located on map) but had been removed. He further explained that following the stroke of his father and his own divorce, he decided to build a new home on the property. He was informed by the Codes Officer that only one residence per parcel was allowed and that they would need to subdivide the parcel. The Zoning Ordinance has several dimensional requirements for legal building lots – minimum of 1 acre and 50' rear yard setback are two that affect this subdivision and are why a variance is sought. The resulting odd shaped division is to satisfy as many of the requirements as possible and seek relief from a single regulation – rear yard setback distance for the existing home. The property lines are located so as to maintain a 20' side setback distance to the proposed home and to create (2) - one acre lots. The end result is that the existing home, which is in a fixed position, requires a 7' variance. Some Board Members questioned the configuration in regards to selling the lot in the future, what would happen to the two small buildings that are on parcel B but are utilized by parcel A. The applicant answered that the property would stay in the family. Member Thompson stated that he thought that any variance granted should be attached to the structure therefore it would be removed if and when a new home were built. Discussion ensued amongst the Board Members regarding area variances and the fact that they are bound to the property for life. With out further comments from the public or the Board, the Hearing is closed at 7:08 pm by Chairman French.

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PUBLIC HEARING
Daniel Girard – 36 County Line Road, Phoenix
Tax Map # 030.00-01-3.11

Chairman French opened the Hearing at 7:09 pm and asked the applicant to explain the variance request. Mr. Girard explained that he would like to add a 10' x10' porch to the existing house, creating a new entry way that's safer than what exists. The existing concrete steps are uneven, broken, and located where dripping water from the roof overhang creates ice and becomes very dangerous in the winter. The steps are connected to a huge concrete slab underneath the existing porch making it difficult and costly to replace only the steps. The applicant supplied photos of the house and explained that the rear door in the photos (that he previously replaced) shows what he would like to do for the front entry – a flat surface coming out of the door with 10' of walkway to the new steps. He further explained that the new section would be built so that it could be moved if necessary for access to the waterlines which are also located in this area. The existing structure is 34' from the edge of the roadway and the proposed extension as shown on the submitted drawing would be 32', a substantial variance of 18' or 36%. The Board Members discussed the fact that the condition was not created by the applicant because the home was constructed before zoning. With no further comments from the public or the Board, the Hearing is closed at 7:15 pm by Chairman French.

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REGULAR MONTHLY MEETING

The Regular Monthly meeting was opened and called to order at 7:15 pm by Chairman Mike French.

DAVID CROWE SR. – Without any further discussion from the Board Members *a motion was moved by Member LeoGrande and seconded by Member Thompson to approve the requested Area Variance of 7 feet for the rear setback of existing home in connection with the subdivision of property located at 1310 State Route 176, Fulton; tax map #253.00-01-17, all were in favor and the motion carried.*

Vote:

<i>Michael French, Chairman</i>	<i>Aye</i>
<i>Peter LeoGrande, Member</i>	<i>Aye</i>
<i>Patricia Simmons, Member</i>	<i>Aye</i>
<i>Tom Thompson, Member</i>	<i>Aye</i>
<i>Dan Parkhurst, Member</i>	<i>Aye</i>

5 Ayes and 0 Naves - APPROVED – Resolution 2013-02

DANIEL GIRARD – With little discussion from the Board Members *a motion* was *moved* by Member Dan Parkhurst and seconded by Member Patricia Simmons to approve the requested Area Variance of 18 feet for front setback in connection with the 100 sq. ft. replacement front porch (per submitted drawing) on property located at 36 County Line Road, Phoenix; tax map #303.00-01-3.11, all were in favor and the *motion* carried.

Vote:

Michael French, Chairman Aye

Peter LeoGrande, Member Aye

Patricia Simmons, Member Aye

Tom Thompson, Member Aye

Dan Parkhurst, Member Aye

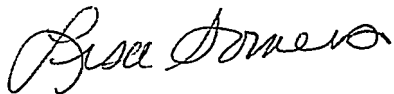
5 Ayes and 0 Nays - **APPROVED** – Resolution 2013-03

MINUTES

A **motion** to approve the meeting minutes for August 27, 2013 was **moved** by Member Peter LeoGrande and seconded by Member Tom Thompson, all were in favor, **motion** carried.

With no other business before the Board a **motion** to adjourn at 7:22 pm was **moved** by Member Dan Parkhurst and seconded by Member Patricia Simmons, all were in favor, **motion** carried.

Respectfully submitted by:



Lisa Somers
ZBA secretary