

TOWN OF GRANBY ZONING BOARD OF APPEALS

Meeting Minutes

July 14, 2015

AGENDA: Mellini Public Hearing
Regular Monthly Meeting

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

ALSO PRESENT: Fred Mellini and Mrs. Mellini.

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PUBLIC HEARING

Frederick Mellini – 1008 State Route 48, Fulton
Tax Map # 270.02-01-09

Chairman French opened the Hearing at 7:02 pm and asked the applicant to explain the reason for the Area Variance request. The applicants stated that they would like to build an addition on their property to serve as an in-law apartment. The driveway would be shared but the home would have two entrances to allow privacy for the relative that would be moving in. The variance requested is for the side setback requirement and is substantial at 10 feet. The Board members asked several questions regarding the floor plan and explored many options of changing the design to a size that would conform and require a smaller variance than the 50% that's being requested. The property is small and due to existing locations of windows and rooms of the applicant's home – the proposed design allows for ample dwelling space without blocking existing views and allowing for owner access to the back yard. The applicants also felt that the easy access provided by their design for an elder relative with mobility issues needed to be retained. Chairman French explained the criteria that the Board must consider in determining the merits of every request and felt that the hardship in this case is self-imposed by their design and is therefore not eligible for approval. The Board members felt that the applicants could design a longer and narrower floor plan that would not further encroach on the side property line, yet still provide ample square footage for a single person apartment. The Public Hearing was tabled at 7:26 pm by Chairman French to allow the applicants to return with an alternative design that encroaches less on the side property line. The Board further agreed to reconvene on August 13th to close the Hearing if the applicants decide not to return.

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REGULAR MONTHLY MEETING

The Regular meeting was opened at 7:27 pm.

MINUTES

A **motion** to approve the meeting minutes for May 26, 2015 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 7:31 pm was **moved** by Member Patricia Simmons and seconded by Member Dan Parkhurst, all were in favor, **motion carried**.

Respectfully submitted by:



Lisa Somers,
ZBA secretary