

TOWN OF GRANBY ZONING BOARD OF APPEALS

Meeting Minutes

August 19, 2015

AGENDA: Jones Public Hearing
Regular Monthly Meeting

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

ALSO PRESENT: Arthur and Jodi Jones.

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PUBLIC HEARING

Arthur and Jodi Jones – 2094 County Route 8, Oswego
Tax Map # 201.00-02-01.1

Chairman French opened the Hearing at 7:00 pm and asked the applicant to explain the reason for the Area Variance request. The applicants stated that they would like to build a 12'x26' two story residential addition on the front of their home which encroaches on the required front setback dimension by 12'. They explained that the existing floor plan has always been difficult to arrange furniture in because of it being narrow and long – the addition would essentially double the living room size as it runs along the front of the house. The upstairs would be used for a third bedroom for a third child, and provide an enlarged master bedroom area. They concluded that the addition would provide a flow and usefulness to the space that has never been there. Chairman French asked about the back porch size and construction suggesting that it may be an alternate location that wouldn't require a variance. Mr. Jones replied that the back porch is 12' wide and built on concrete piers; he added that he isn't willing to renovate the existing interior because it's in good shape and a reason why they bought the home initially. The existing second floor layout also wouldn't allow access to the third bathroom without having to go through another bedroom. Member Tom Thompson asked when they purchased the home? Art Jones stated that they bought the house in 1998. Member Thompson explained that in reviewing a request the Board has 5 criteria to consider and that they must determine that a situation is an exception causing a hardship requiring relief and not a situation of convenience or preference. Art Jones replied that he is a contractor and the cost of the changes to move the existing bathroom and laundry back into what would be an addition replacing the back porch would be double what they've budgeted for the two story front renovation. He would be willing to lessen the encroachment on the front from 12' to 6' but can't economically redesign what's already there. Mr. Jones also stated that the road elevation is 6' to 7' lower than the house, which isn't readily seen in the photos provided; in case the Board felt that road safety was an issue by encroaching in the front.

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He also added that many homes in the neighborhood are closer than the 50' required - so the encroachment wouldn't stand out or change the existing neighborhood character. The Board Members voiced individually that they were hesitant to approve such a large variance when it appeared that there were other options available, although not as practical and efficient as the one presented. The dimensions on the site plan were also questioned for accuracy and what point was being measured from - edge of pavement or center of road. Mr. Jones stated that the 50' dimension was measured from the edge of the road and that the CEO had field measured it himself when completing the building permit. After some discussion, the Members and Mr. Jones agreed to Table the Hearing at 7:20 pm and reconvene another day to allow the applicant time to provide an alternate site plan and let the Board investigate the dimensions. An out of the box idea was presented by the applicant to possibly cantilever the addition on the front; and would it even need a variance since there would be no foundation. A meeting will be scheduled to continue the review of the application when all parties are ready.

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REGULAR MONTHLY MEETING

The Regular meeting was opened at 7:22 pm.

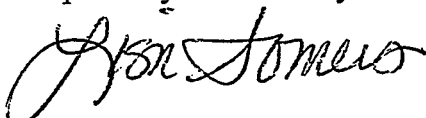
Frederick Mellini - The Public Hearing held on May 26, 2015 that had previously been tabled for consideration of a variance request at 1008 State Route 48, Fulton has been closed by Chairman French. The applicants withdrew their request.

MINUTES

A **motion** to approve the meeting minutes with minor corrections for May 26, 2015 was **moved** by Member Patricia Simmons and seconded by Member Peter LeoGrande, all were in favor, **motion carried**.

With no other business before the Board a **motion** to adjourn at 7:30 pm was **moved** by Member Tom Thompson and seconded by Member Patricia Simmons, all were in favor, **motion carried**.

Respectfully submitted by:



Lisa Somers,
ZBA secretary