

TOWN OF GRANBY ZONING BOARD OF APPEALS

Meeting Minutes
September 30, 2015

AGENDA: Jones Public Hearing
Regular Monthly Meeting

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

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 reopened the Hearing at 7:01 pm. He explained to the applicants that any variance granted goes with the land forever and is why the Board members needed to verify the details. He also spoke with the assessor and found that language in the property deed supported the edge of road 50' from the front of the house and not the 36' as represented on the survey map therefore decreasing the size of the request. Mr. Jones asked some questions regarding how the variance would affect some details of the planned remodel. A bow or bay styled window along the front elevation was planned – the Board said the variance applied to the vertical wall only and it wouldn't affect the window depth. A chimney was also asked about; the Board stated that he would need to come back if the CEO determined during the building permit review that it qualified for a variance. The Board felt that the homeowner's plans for the front elevation would greatly enhance the home aesthetically and financially. Without any further comments from either the public or the Board the Hearing was closed at 7:15 pm on a motion moved by Member LeoGrande and seconded by Member Thompson, all were in favor and the motion carried.

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REGULAR MONTHLY MEETING

The Regular meeting was opened at 7:16 pm.

Arthur and Jodi Jones – A discussion ensued amongst the Members that appreciated the compromise of the homeowner to alter their intended design to work with the Town zoning in an attempt to become more compliant with a regulation affecting the

development of their property. The additional 6' will achieve added space on two floors while presenting a pleasing exterior to their home.

*Without any further discussion from the Board Members a **motion** was **moved** by Chairman Mike French and seconded by Member Patricia Simmons to accept the Area Variance request of 6' for front yard setback to construct residential addition on property located at 2094 County Route 8, Fulton, tax map# 201.00-02-01.1 is hereby APPROVED with the following express conditions: NONE.*

A roll call vote was taken:

Michael French, Chairman Aye

Peter LeoGrande, Member Aye

Patricia Simmons, Member Aye

Tom Thompson, Member Aye

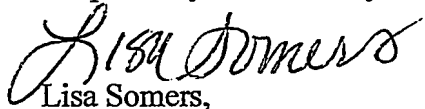
Dan Parkhurst, Member Aye

5 AYES, 0 NAYS - Resolution 2015-04 APPROVED

ADJOURN

With no other business before the Board a **motion** to adjourn at 7:20 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