

**TOWN OF GRANBY
ZONING BOARD OF APPEALS
MINUTES
JUNE 18, 2013**

Present: Wayne Chapple, Kelly Rome, Suzanne Yucha, and William Percival. Ann Crimmins arrived at 7:49 p.m.

Chairman Chapple convened the meeting at 7:32 p.m. and secretary William Percival read the Legal Notice. The Legal Notice was published on June 7, 2013 and June 14, 2013 in the Connecticut Section of the *Hartford Courant*.

REGULAR MINUTES

ON A MOTION by W. Percival, seconded by K. Rome, the Board voted (3-0-1) to approve the minutes of the regular meeting of May 21, 2013 as presented. S. Yucha abstained.

Chairman Chapple explained the procedure of the meeting and noted to those in attendance that decisions would generally be mailed to the applicant within ten days. Approval, when granted, shall be null and void if not filed within 90 days of the approval date.

PUBLIC HEARING

The hearing on the appeal by Adam and Alice Szczesniak seeking a variance to side yard requirements, Section 5.0 of the Zoning Regulations to allow construction of a home addition to property located at 10 East Lakeview Drive, opened at 7:35 p.m.

Alice and Adam Szczesniak, 10 East Lakeview Drive, appeared to explain their request for a variance. They would like to add on an 18' x 18' master suite. They explained the septic system is located in the front of the house and the well is located off the other side of the house, and the piping for water runs underneath their parking area. Ms. Szczesniak provided pictures of their house and showed where they propose to place the addition. Ms. Szczesniak stated she spoke with two neighbors, Mr. and Mrs. Wyman, 11 East Lakeview Drive and Ms. Smith, 6 Cranberry Lane, who both signed a paper stating they have no objections to the proposed addition at 10 East Lakeview Drive. Chairman Chapple mentioned the width of an overhang being taken into consideration and with that comment the variance request was modified to 14.5 feet.

Public comment: none.

This public hearing closed at 7:56 p.m.

ON A MOTION by S. Yucha, seconded by K. Rome, the Board voted unanimously (5-0-0) to approve a variance to Section 5.0 of the Zoning Regulations for Adam and Alice Szczesniak, as outlined in the subject file and as modified herein, for property located at 10 East Lakeview Drive as follows:

a side yard variance of 14.5 feet is approved to allow construction of a home addition, as proposed.

The hardships noted include the nonconformance of the lot and the location of the septic system and well.

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary