

AGENDA
Regular Meeting
Town of Granby
Zoning Board of Appeals
Tuesday, March 18, 2025, at 7:00 pm
Town Hall Meeting Room

Live Stream under “Shows and Spotlight”: www.gctv16.org

1. Call to Order
2. Seating of Alternates, if applicable
3. Action on the minutes of January 21, 2025
4. Public Hearings
 - a. Appeal by Ruthann Zafian seeking a front yard and rear yard variance of Zoning Regulation Section 5.1 to construct an open breezeway with an attached 36’x24’ garage consisting of a 30’x4’ rear overhang; 33 Pendleton Road. File Z03-25-01.
5. Consideration of applications, where the Board has concluded the public hearing
6. Commissioner Reports and Correspondence
7. Adjourn

Please note: The Town of Granby invites any resident who wishes to provide materials to this Commission to provide them to the Office of Community Development by noon on the prior Thursday of the scheduled meeting. In the event you are unable to meet that deadline but still wish to provide the Commission with materials, the Town of Granby respectfully asks that you provide sufficient copies of your materials to the Office prior to the meeting so the materials may be distributed to the Commission. Thank you in advance for your cooperation.

MEETING MINUTES
Town of Granby
Zoning Board of Appeals
Tuesday, January 21, 2025, at 7:00 pm

Present: Andrew Badeau, Ann Crimmins, Suzanne Yucha, David Roberts, and Lynn Guelzow

Absent: Robert Lindeyer, Thomas Caputi and William O’Leary

Also Present: Land Use Coordinator Renee Deltenre

1. Call to Order

Chair A. Crimmins called the meeting to order at 7:00 p.m.

2. Seating of Alternates, if applicable

D. Roberts was seated for R. Lindeyer, and L. Guelzow was seated for T. Caputi.

3. Action on the minutes of November 19, 2024

On a MOTION by S. Yucha seconded by L. Guelzow, the Board voted (4-0-1) to approve the November 19, 2024, meeting minutes as presented. L. Guelzow abstained.

4. Public Hearings

a. Appeal by Patrick Hasiuk seeking a front yard variance of Zoning Regulation Section 5.1 to construct a 1,600 square foot barn; 200 Silver Street. File Z01-25-01.

Applicant and property owner Patrick Hasiuk was present to discuss the application and answer any questions the Board had. In July 2024, the applicant received Special Permit approval for the construction of a 1,600 square foot garage, measuring 50 feet by 32 feet overall, including an overhang on each side, which measured 10 feet by 23 feet. At that time, the proposed location complied with zoning regulations; however, upon inspection, the front yard setback was questioned as it appeared that the structure was not constructed in compliance with the required 50-foot front yard.

The applicant indicated that measurements were taken from the street line (edge of pavement) rather than the property line, which is why the structure does not comply with the required setback. Measurements were shown on the plot plan submitted with the variance application and at its closest point, the structure is 35 feet back from the front property line; therefore, a variance of 15 feet is requested. Hardships noted were the irregularly shaped lot, topography and drainage issues. Numerous letters of support were submitted from abutting property owners in advance of the meeting and there was no public comment. The public hearing closed at 7:15 p.m.

5. Consideration of applications, where the Board has concluded the public hearing

a. Appeal by Patrick Hasiuk seeking a front yard variance of Zoning Regulation Section 5.1 to construct a 1,600 square foot barn; 200 Silver Street. File Z01-25-01.

S. Yucha noted that the variance request is a direct result of a measuring mistake by the applicant, similar to a house that was constructed last year at Harness Way. D. Roberts supported the request citing the topography and existing gully to the rear of the structure as a hardship. L. Guelzow commented on the property’s unique shape and how the land slopes downward toward the rear, to which A. Badeau agreed.

On a MOTION by L. Guelzow seconded by D. Roberts, the Board voted (5-0-0) to grant an appeal by Patrick Hasiuk seeking a 15-foot front yard variance of Zoning Regulation Section 5.1 for a 1,600 square foot barn; 200 Silver Street. File Z01-25-01. Hardships cited were topography of the land, existing drainage issues to the rear of the structure, and the irregularly shaped lot.

6. Commissioner Reports and Correspondence

None

7. Adjourn

On a MOTION by L. Guelzow seconded by D. Roberts, the Board voted (5-0-0) to adjourn the meeting at 7:20 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator

Town of Granby
Legal Notice
Zoning Board of Appeals (ZBA)

There will be a public hearing conducted by the ZBA on Tuesday, March 18, 2025, at 7:00 p.m. in the Town Hall Meeting Room, 15 North Granby Road, to hear the following item:

- Appeal by Ruthann Zafian seeking a front yard and rear yard variance of Zoning Regulation Section 5.1 to construct an open breezeway with an attached 36'x24' garage consisting of a 30'x4' rear overhang; 33 Pendleton Road. File Z03-25-01.

At the hearing interested persons may appear and written communications will be received. Copies of the proposals are on file in the Community Development Office.

TOWN OF GRANBY

MEMORANDUM

TO: Zoning Board of Appeals

CC: Ruthann Zafian

FROM: Abby Kenyon, Director of Community Development

DATE: March 13, 2025

RE: Appeal by Ruthann Zafian seeking a front yard and rear yard variance of Zoning Regulation Section 5.1 to construct an open breezeway with an attached 36'x24' garage consisting of a 30'x4' rear overhang; 33 Pendleton Road. File Z03-25-01.

The property, 33 Pendleton Road, is in the R30 Residential Zone. There is a house that is setback 36 feet from the front property line, 36.1 feet from the side property line to the east, and 32.1 feet from the rear property to the south. The required front yard setback is 50 feet, side yard setback is 20 feet, and rear yard setback is 30 feet. Therefore, the location of the house is currently non-conforming in terms of the front yard setback.

The applicant proposes to construct a 36-foot by 24-foot garage to the west of the house that would have a 4-foot by 30-foot overhang off the back and would be connected the house with an 8-foot by 16.6-foot breezeway/overhang. The proposed garage would be setback 29.5 feet from the front property line at its closest point and 24.5 feet from the rear property line at its closest point. Therefore, a 20.5-foot front yard variance and 5.5-foot rear yard variance are requested.

As shown on the attached plan, the permitted building is very small and would not easily allow an addition or accessory structure be constructed that would comply with the setbacks—refer to the dotted lines on the plot plan that depict the allowable building envelope.

The applicant will be at the meeting to explain the request and answer any questions the Board may have.

Map and Google Streetview



ZONING BOARD OF APPEALS
GRANBY, CONNECTICUT

RECEIVED
MAR 03 2025
Granby Building
Department

APPLICATION FOR VARIANCE OR EXCEPTION TO THE ZONING ORDINANCE REQUIREMENT

Case No. _____ Date 3/3/2025
Applicant Rothann Zafian Address 33 Pendleton Rd.
Phone /Cell # 860-817-7191 (contractor) Email Seth@HarrisHomeBuilders.com
Location of property 33 Pendleton Rd. Granby, CT 06835 Zone R30

Owner Rothann Zafian Address/Phone/Cell 33 Pendleton Rd. 860-978-7258
Agent Seth Harris Address/Phone/Cell 9 Pinewoods Rd. 860-817-7191

CLEARLY STATE THE REQUEST Property owner would like to build a garage -
24' X 36', with a roof overhang attaching garage to house and a
4' roof overhang on back of garage. Adherence to Zoning Setback
Requirements is difficult due to shape and orientation of the
Lot.

Customer needs a garage and a new driveway.

Reason for request/hardship Property is in Zone R30 which gives impossibly small
setbacks within which to build anything on this property. Original home
was built in 1962 and is already outside the established easements.

Zoning Regulation, Section and Requirement _____

Describe construction and materials to be used (if any) Concrete Foundation, wood frame +
sheathing, asphalt roof, aluminum + vinyl siding, electronic garage doors.

Has any previous appeal been filed in connection with these premises? No

If so, when, and what was the appeal taken? _____

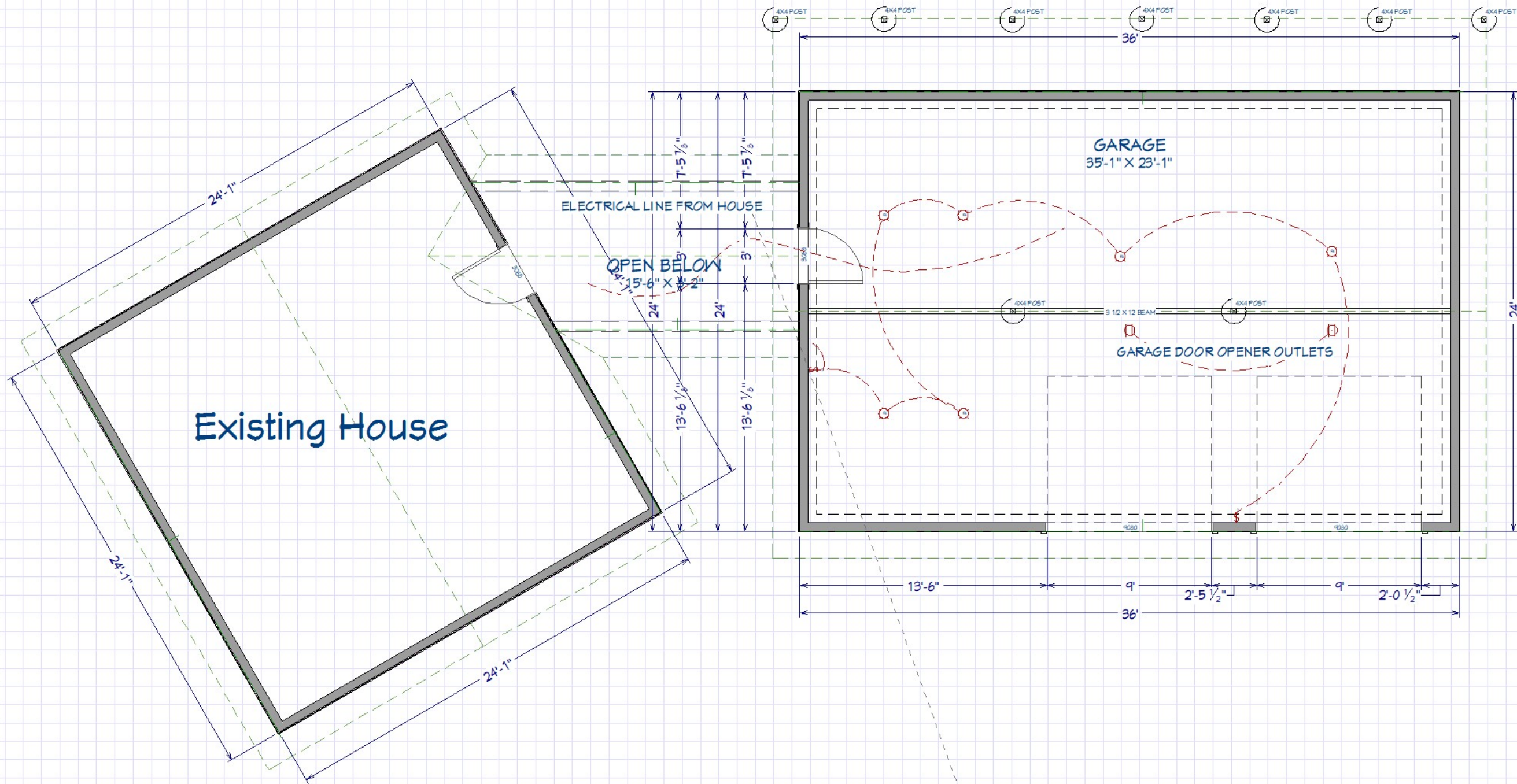
I hereby state that the above statements and information contained in any other papers submitted in connection with this application are true.

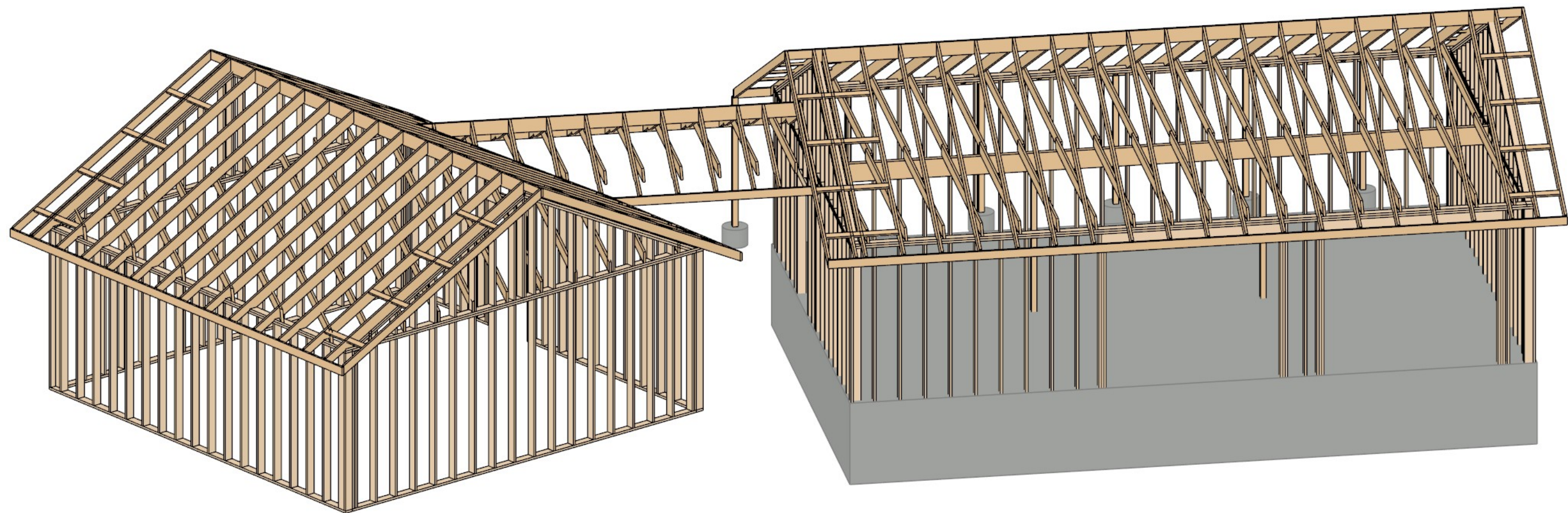
Seth Harris

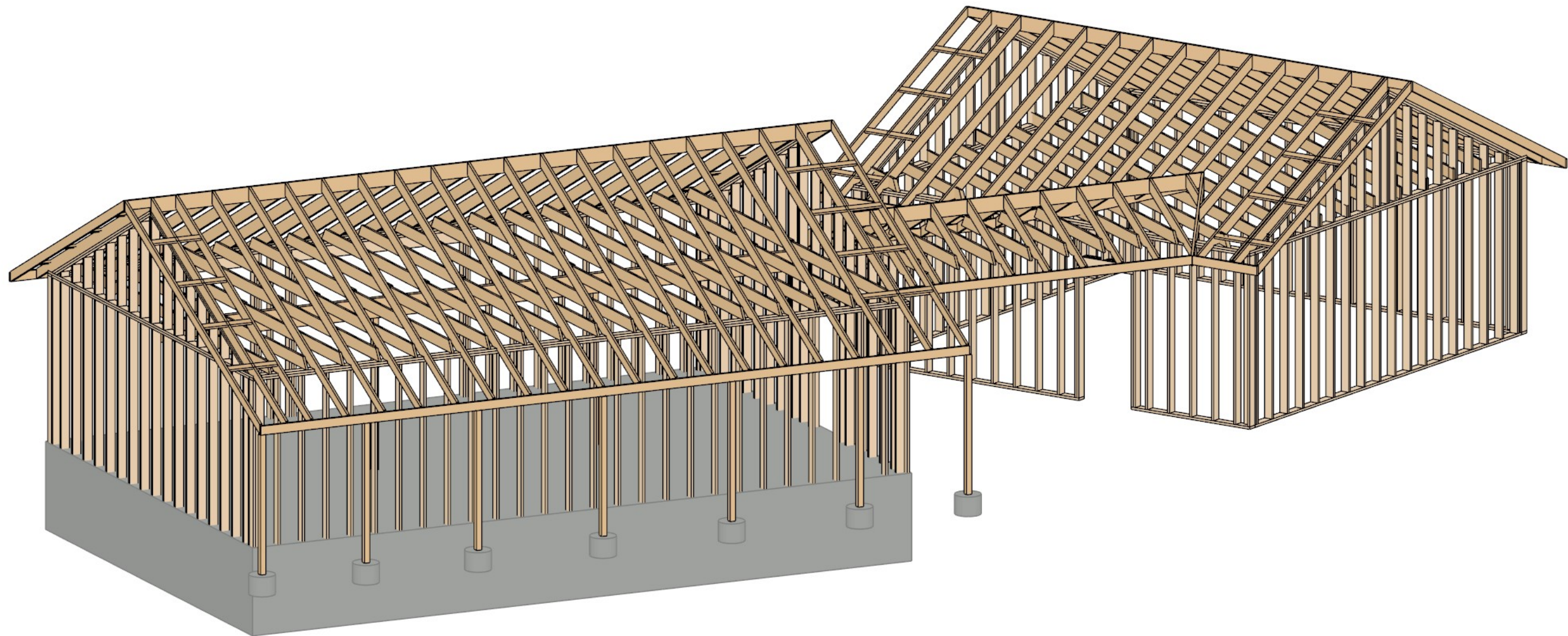
Signature of Applicant/Owner or Agent

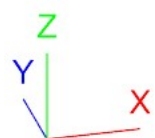
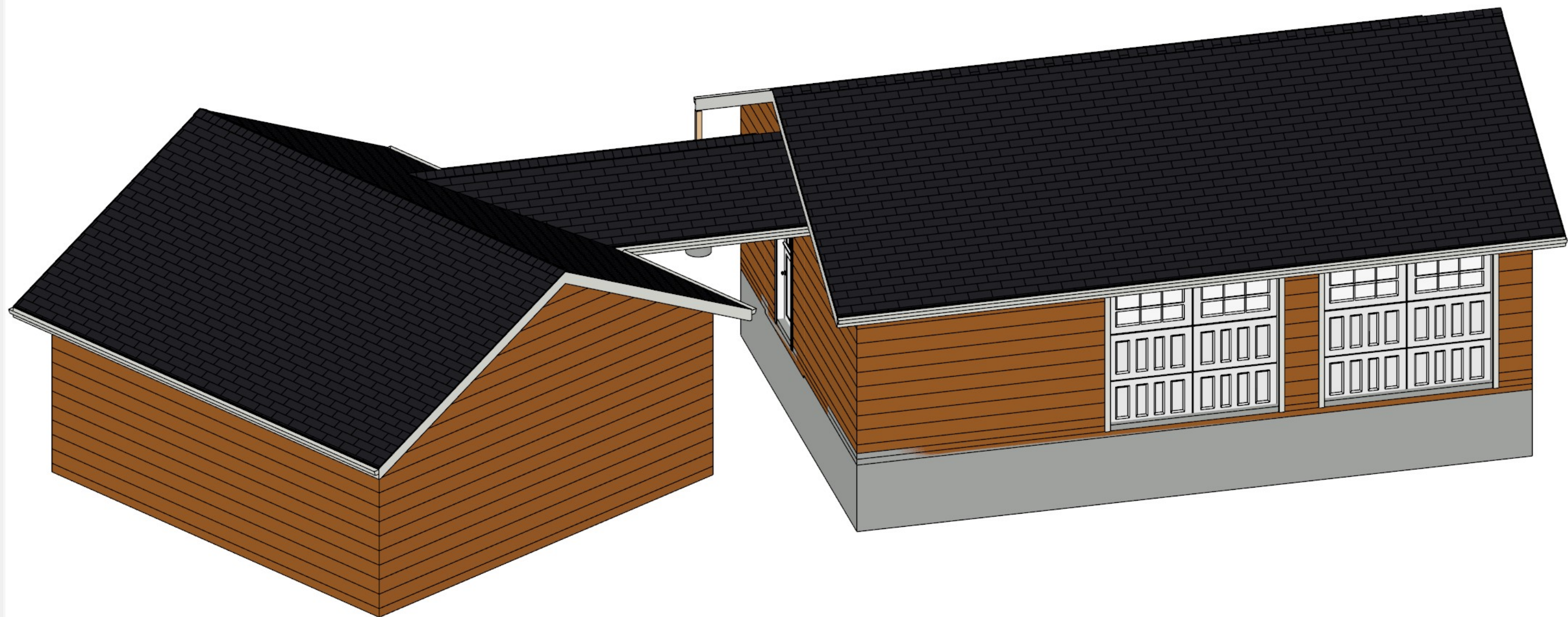
*This application shall be submitted with 8 copies of plot plans, drawn to scale, and any other information, as may be requested by the Zoning Board of Appeals.

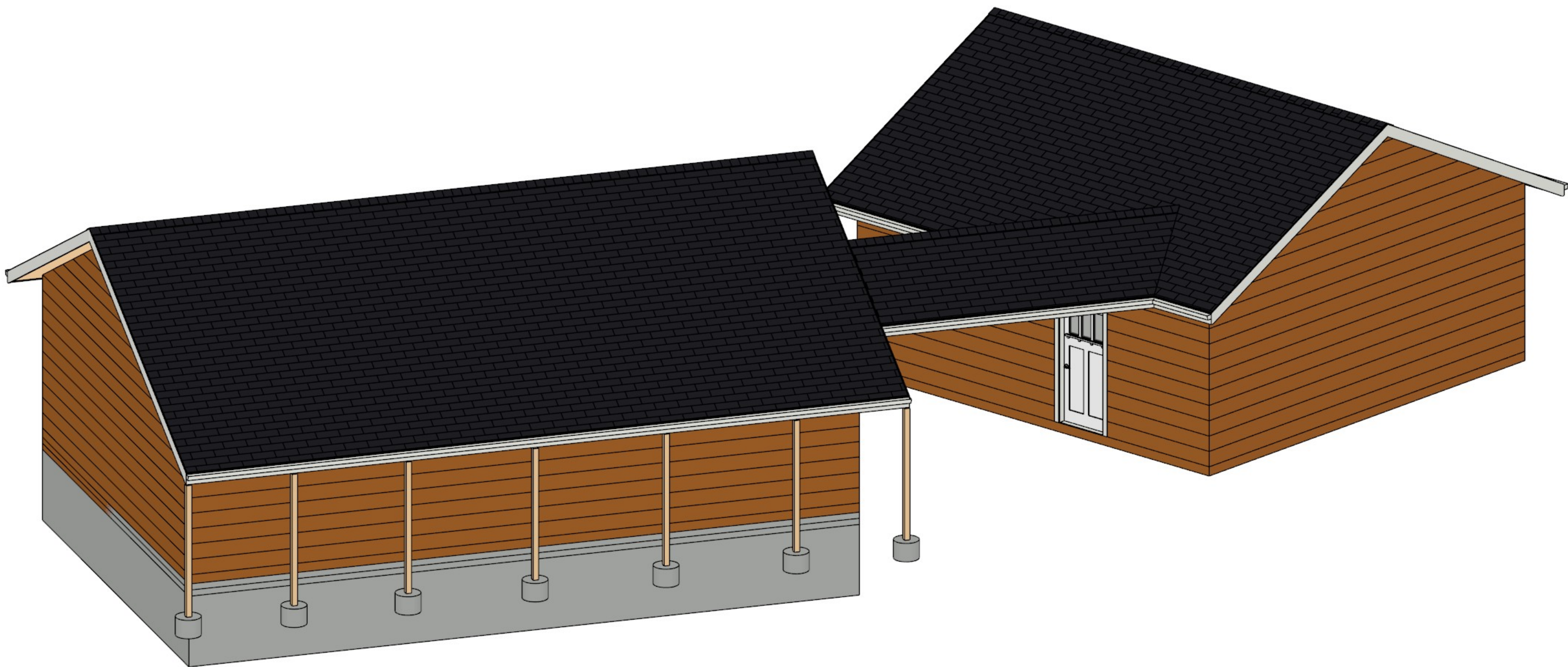
*A fee of \$260.00 is required for this application. (Town fee \$200 and State fee \$60).













MAP OF LOTS
OWNED BY
DOCTOR ERNEST R. PENDLETON
GRANBY, CONNECTICUT
SCALE: 1"=40'
JANUARY 1932
PREPARED BY
MERTON HODGE, SURVEYOR

ZONING COMPLIANCE TABLE ZONE R30			
	REQUIRED	PROVIDED	
MINIMUM LOT AREA (S.F.)	30,000	23,228	NON-CONFORMING LOT
MINIMUM LOT FRONTAGE (FT.)	150.00	281.68	
MINIMUM LOT DEPTH (FT.)	150.0	89.0	NON-CONFORMING LOT
MAXIMUM STORIES	2.5	2.0	
MAXIMUM HEIGHT (FT.)	30.0	16.0	
MAXIMUM LOT COVERAGE (%)	25.0	10.0	
MINIMUM FRONT YARD (FT.)	50.0	29.5	VARIANCE REQUESTED
MINIMUM REAR YARD (FT.)	30.0	24.5	VARIANCE REQUESTED
MINIMUM SIDE YARD (FT.)	20.0	36J	

