

AGENDA
Regular Meeting
Town of Granby
Zoning Board of Appeals
Tuesday, May 20, 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 March 18, 2025
4. Public Hearings
 - a. Appeal by Lorri DiBattisto seeking a side yard variance of Zoning Regulation Section 8.1.3.2 to construct a 28’x25’ detached garage; 4 Eastview Drive.
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, March 18, 2025, at 7:00 pm

Present: Andrew Badeau, Ann Crimmins, Suzanne Yucha, Thomas Caputi, and Lynn Guelzow

Absent: Robert Lindeyer, David Roberts, 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

L. Guelzow was seated for R. Lindeyer.

3. Action on the minutes of January 21, 2025

On a MOTION by S. Yucha seconded by A. Badeau, the Board voted (4-0-1) to approve the January 21, 2025, meeting minutes as presented. T. Caputi abstained.

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.

Property owner and applicant Ruthann Zafian was present to discuss the application, as well as contractor Seth Harris. The applicant would like to construct a 36'x24' garage to the west of the house with a 30'x4' rear overhang and connect to the existing home by a 16.6'x8' breezeway. The property is located within a R30 zone, and the home is existing, non-conforming as it does not meet current setback requirements. 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. Due to the configuration of the lot, along with topography constraints and the location of existing structures/utilities, the proposed location of the garage is the most suitable. The Board had questions regarding soffits, to which contractor S. Harris indicated that an 18-inch soffit would be required on the front and rear of the garage, excluding the rear overhang; thus, increasing the variance requested. Instead of a 20.5-foot front yard variance, the request would now be for a 22-foot front yard variance.

Public Comment

Megan Geraci of 38 Pendleton Road indicated that her driveway is directly across from the applicant, and she wanted to make sure that future construction for either party would not create potential damage to existing driveways, as the road is quite narrow.

The public hearing closed at 7:14 p.m.

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

On a MOTION by T. Caputi seconded by A. Badeau, the Board voted (5-0-0) to grant an appeal by Ruthann Zafian seeking a 22-foot front yard variance and a 5.5-foot 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. Hardships cited were topography of the land, and the irregularly shaped and non-conforming nature of the lot.

6. **Commissioner Reports and Correspondence**

None

7. **Adjourn**

On a MOTION by L. Guelzow seconded by S. Yucha, the Board voted (5-0-0) to adjourn the meeting at 7:16 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, May 20, 2025, at 7:00 p.m. in the Town Hall Meeting Room, 15 North Granby Road, to hear the following item:

- Appeal by Lorri DiBattisto seeking a side yard variance of Zoning Regulation Section 8.1.3.2 to construct a 28'x25' detached garage; 4 Eastview Drive.

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

To the Hartford Courant:

Please publish on the following dates:
May 9, 2025, and May 16, 2025, in the Connecticut Section Zone 5

Please send billing to the Town of Granby 15 North Granby Road, Granby, CT 06035

Approved as written - An additional approval is not required.
An affidavit of publication is not required.

Account # CU00254317

Renee Deltenre
860-844-5318

TOWN OF GRANBY

MEMORANDUM

TO: Zoning Board of Appeals

CC: Richard & Laura Miller, Lorri DiBattisto

FROM: Abby Kenyon, Director of Community Development

DATE: May 14, 2025

RE: Appeal by Lorri DiBattisto seeking a side yard variance of Zoning Regulation Section 8.1.3.2 to construct a 28' x 25' detached garage; 4 Eastview Drive.

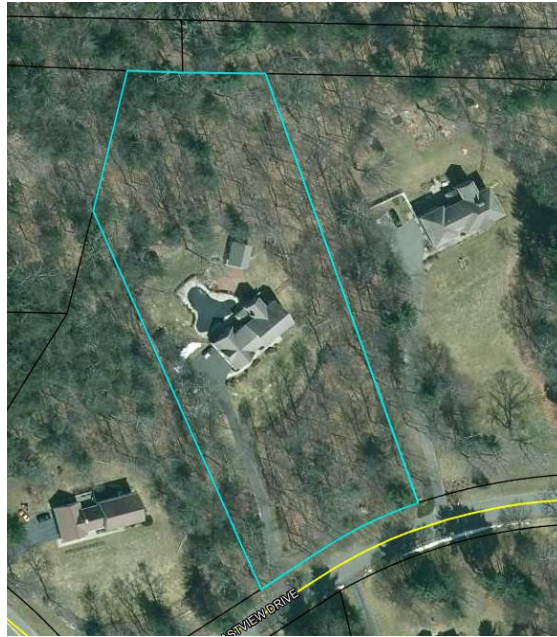
The property, 4 Eastview Drive, is in the R2A Zone and is 2.58 acres. There is one single-family house on the property that is set back about 225 feet from the front property line. The property owner would like to construct a detached garage that would be located to the west of the house, adjacent to the existing driveway. An existing shed in this location would be moved. The detached garage would be 28 feet by 25 feet, with an additional 1-foot overhang. This structure would be located 15.7 feet from the side property line to the west.

Zoning Regulations Section 8.1.3.2 require detached garages to be set back from side property lines a minimum distance equal to one and one-half times the maximum height of the building; a distance equal to the longest linear dimension of the building; or a distance in compliance with Section 5 of these Regulations, whichever is greatest. One and one-half times the height of the garage is about 27 feet; the longest linear dimension is 28 feet; and the required side yard in the R2A Zone is 25 feet. Therefore, the garage would need to be set back 28 feet from the side property line as this is the greatest distance.

As shown on the plan, including the overhangs, the garage would be set back 15.7 feet from the side property line. Therefore, a variance of 12.3 feet is needed.

The applicant will be available at the public hearing to explain the application and describe the hardship(s).

Location Map



**ZONING BOARD OF APPEALS
GRANBY, CONNECTICUT**

APPLICATION FOR VARIANCE OR EXCEPTION TO THE ZONING ORDINANCE REQUIREMENT

Case No. _____ Date MAY 4, 2025
Applicant LOREI DIBATTISTA PE Address SCREAMERY BROOK, EAST GRANBY
Phone /Cell # 860-653-4432; 860-997-5137 Email LOREI@DIBATTISTA.COM
Location of property 4 EASTVIEW DRIVE, NORTH GRANBY Zone 2A
Owner RICHARD + LAURA MILLER Address/Phone/Cell 4 EASTVIEW DRIVE; 860-916-7599
Agent _____ Address/Phone/Cell _____

CLEARLY STATE THE REQUEST

SEEK A VARIANCE FROM SECTION 5.1 OF THE ZONING REGULATIONS FOR THE 2A ZONE'S
SIDE YARD REQUIREMENT OF 25' TO 15'7" (OVERHANG); 11'0" (GARAGE)

Reason for request/hardship AS NOTED ON THE SITE PLAN, THE CURRENT LOCATIONS OF THE SEPTIC TANK,
LAWN FIELDS, THE POOL, POOL HOUSE AND PATIO AREA IS DICTATING THE OPTIMAL
LOCATION OF THE NEW GARAGE ADJACENT TO THE DRIVEWAY AND LEFT SIDEYARD LOT
LINE.
Zoning Regulation, Section and Requirement SECTION 5.1: ZONE 2A: MINIMUM SIDE YARD
OF 25 FT.

Describe construction and materials to be used (if any) _____
RESIDENTIAL CONSTRUCTION - LIGHT WOOD FRAME CONSTRUCTION METHOD

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.

RECEIVED
MAY 05 2025

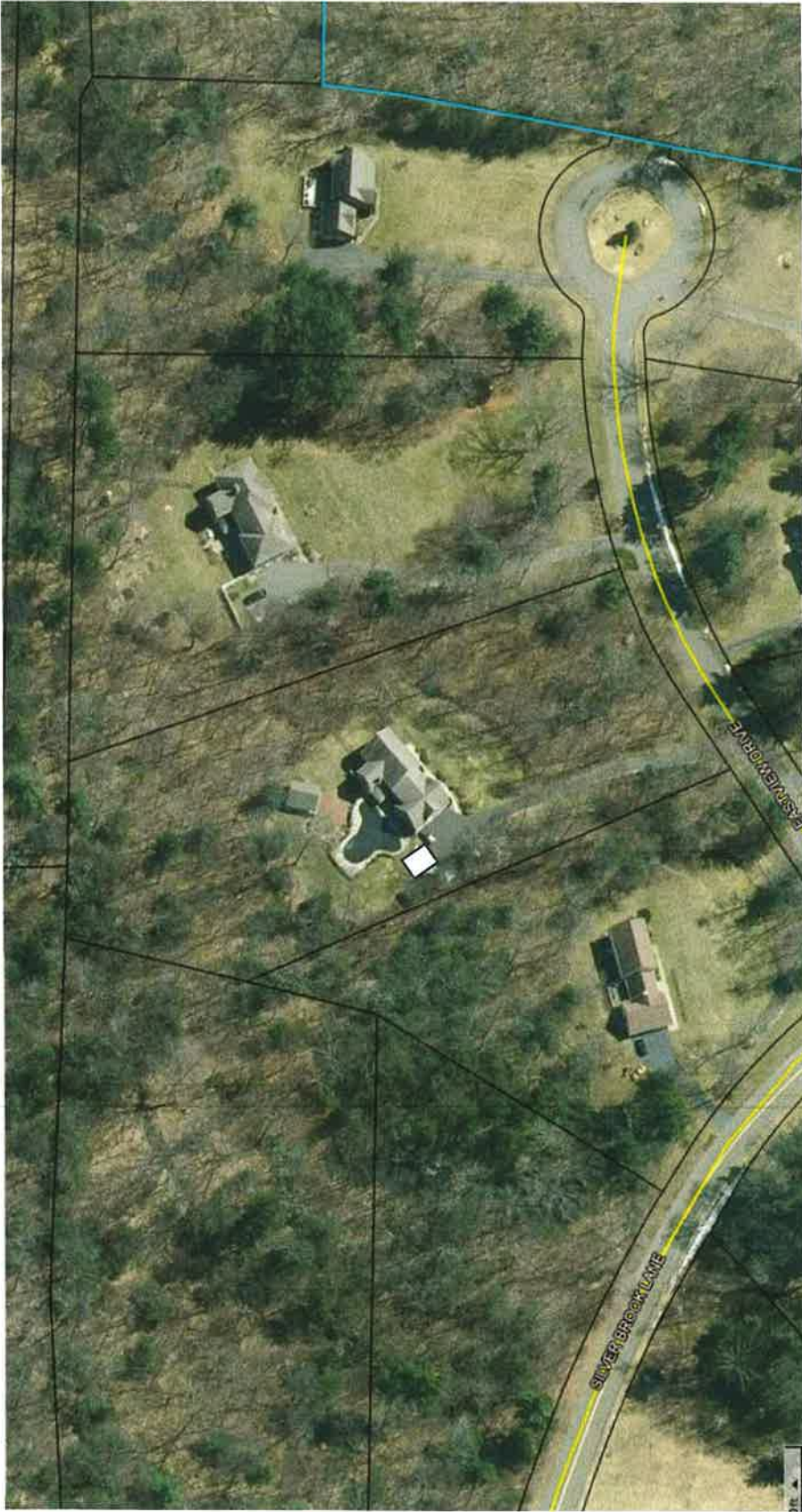
Granby Building
Department

L. Battista 5/4/2025

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).



Richard & Carole Konopka
53 Silver Brook Lane
North Granby, CT 06060-1121

April 7, 2015

Granby Planning and Zoning Commission
Town of Granby
15 North Granby Road
Granby, CT 06035

Subject: Support for Zoning Variance Request – 4 Eastview Drive

Dear Members of the Planning and Zoning Commission,

We are writing as the adjacent neighbors of Richard and Laura Miller, who reside at 4 Eastview Drive, North Granby. We understand they are seeking a zoning variance to allow the construction of a garage closer to the property line than the required setback.

We have reviewed the proposed plans and the exact location of the garage in relation to the property lines. Based on our review, we have no objections to the requested variance. We are confident that the proposed structure will not negatively affect our property or the surrounding neighborhood.

We fully support the Millers in their request and believe the addition will be a well-planned and appropriate improvement to their property.

Thank you for your time and consideration. Please feel free to contact us if any additional information is required.

Sincerely,
Richard & Carole Konopka
53 Silver Brook Lane
North Granby, CT 06060-1121

Ron and Jackie Chapin
3 Eastview Drive
North Granby, CT 06060

April 25, 2025

Granby Planning and Zoning Commission
Town of Granby
15 North Granby Road
Granby, CT 06035

Subject: Zoning Variance Request – 4 Eastview Drive

Granby Planning and Zoning Commission

We are writing as neighbors of Richard and Laura Miller, who reside at 4 Eastview Drive, North Granby.

We understand they are requesting a zoning variance to construct a detached double garage at the end of their driveway.

As neighbors living directly across the street from their property, we have reviewed the proposed plans, including the location and visibility of the garage.

Based on our review, we have no objections to the proposed construction at the specified location. We are confident that the detached garage will not negatively impact our neighborhood.

We fully support their request to build the garage.

Please feel free to contact us if you have any questions.

Ron and Jackie Chapin

3 Eastview Drive North Granby

Subject Proposed construction plans - Miller, 4 Eastview Dr
From Lynn Loucks <lynnk428@gmail.com>
To: <rkmler15@yahoo.com>
Date Today at 8:41 AM

Hi Rich and Laura Miller,

We have reviewed the construction plans for your 2-car garage addition at 4 Eastview Drive.

We have no objections and support the granting of the variance, should that apply.

Please feel free to share our "no objection" above as needed. If anything else is needed from us, please reach out at any time.

We appreciate that you took the time to inform us of the construction.

Best of luck and we can't wait to see!

R. Jon and Lynn Loucks

6 Eastview Drive

North Granby, CT 06060

860-558-8812/860-490-1911

April 28, 2025

**Town of Granby
15 North Granby Road
Granby, CT 06035**

Attn: Zoning Board of Appeals

**We are writing to you regarding the proposed garage being constructed by
Richard and Laura Miller of 4 Eastview Drive.**

After review of the garage plans, we have no objection to their construction.

Best regards,

A blue ink handwritten signature, appearing to read "John and Patricia Horr", written in a cursive style.

**John and Patricia Horr
1 Eastview Drive
North Granby, CT 06060**

A blue ink handwritten signature, appearing to read "Patricia L. Horr", written in a cursive style.

RECEIVED
MAY 05 2025
Granby Building
Department

Richard K. Miller
4 Eastview Drive
North Granby CT 06060
April 29, 2025

Lorri DiBattisto
DiBattisto Associates
5 Creamery Brook
East Granby, CT 06026

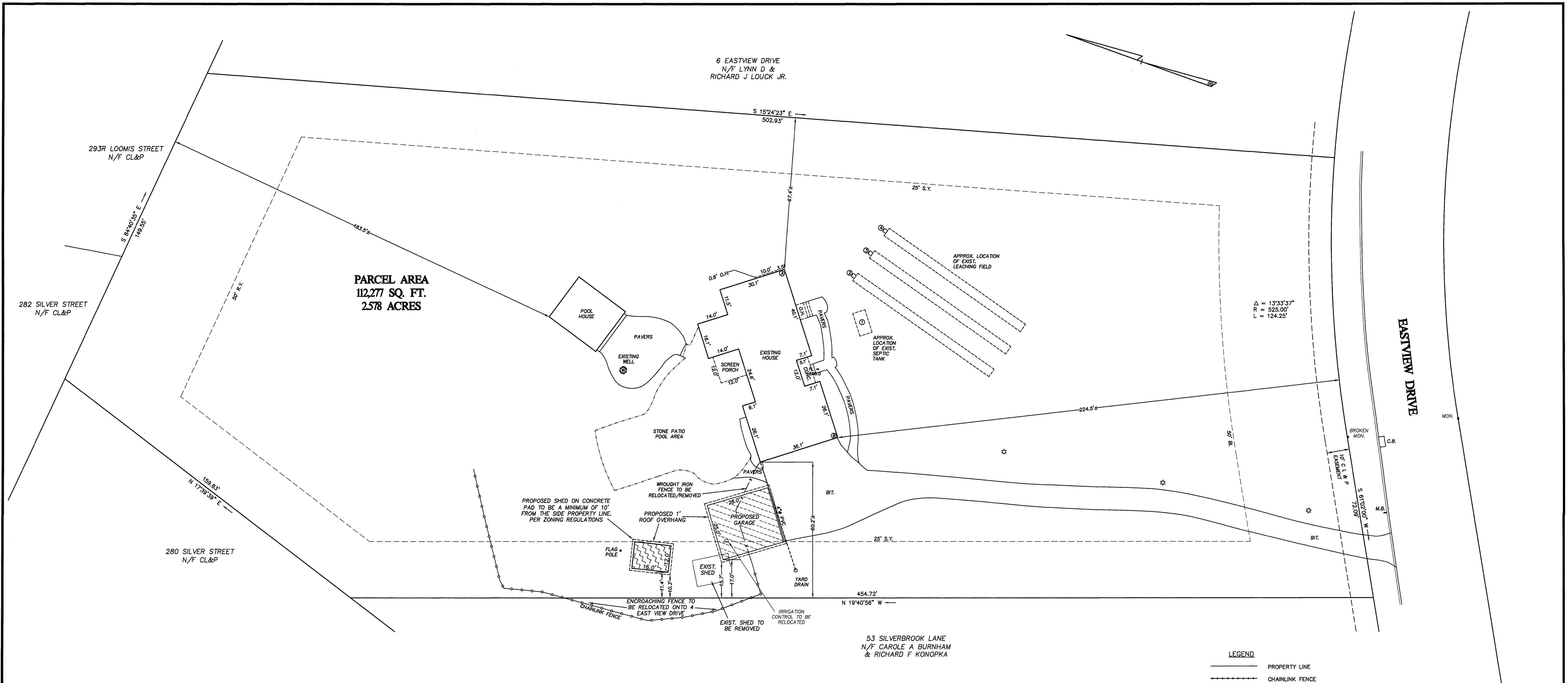
Dear Lorri:

Please accept this letter as my authorization for you to sign the Granby, Connecticut Zoning Board of Appeals (ZBA) application as my agent with respect to the proposed garage on my property.

Sincerely,



Richard K. Miller



MAP REFERENCES:

1. "SUBDIVISION PLAN 2 SILVER BROOK ESTATES SECTION 2 PREPARED FOR CONNECTICUT VALLEY LAND DEVELOPERS SILVER STREET GRANBY, CONNECTICUT SCALE 1"=100' APRIL 12, 1988 ED LALLY AND ASSOCIATES WINDSOR, CONN." REVISED THROUGH 6/6/88

SURVEY NOTES:

THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY.

BOUNDARY DETERMINATION CATEGORY-RESURVEY BASED ON A DEPENDENT RESURVEY.

THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

HORIZONTAL DATUM IS BASED ON MAP REFERENCE.

ZONE: R2A

LOCATION OF EXISTING SEPTIC SYSTEM TAKEN FROM FVHD RECORDS.

SEPTIC SYSTEM SWING TIES:

A-1 = 42' B-1 = 52'
A-2 = 31' B-2 = 72.5'
A-3 = 39' B-3 = 83'
A-4 = 48' B-4 = 94'

NOTES:

1. PROPERTY OWNER: RICHARD & LAURA MILLER

APPLICANT: RICHARD & LAURA MILLER

2. PARCEL ID: 1265

3. PARCEL AREA = 2.578 ACRES

4. ZONE R2A

MINIMUM LOT REQUIREMENTS	REQ.	EXISTING	PROPOSED
LOT AREA	87,120 S.F.	112,277 S.F.	112,277 S.F.
MAX. LOT COVERAGE	15%	3.3%	3.6%
MIN. LOT WIDTH	200 FEET	200.00 FEET*	200.00 FEET*
FRONT YARD	50 FEET	224.5 FEET	224.5 FEET
SIDE YARD	25 FEET	60.2 FEET	15.7 FEET**
REAR YARD	50 FEET	183.5 FEET	183.5 FEET

* MEASURED AT BUILDING LINE.

** PER GRANBY ZONING REGULATIONS 8.1.3.2

All garages and any sheds or other accessory buildings, including those allowed in Sections 8.1 and 8.15, over 200 square feet, shall be set back from all side and rear property lines a minimum distance equal to one and one-half (1 1/2) times the maximum height of the building; a distance equal to the longest linear dimension of the building or a distance in compliance with Section 5 of these Regulations, whichever is greatest.

SIDE YARD REQUIRED FOR PROPOSED GARAGE = 28'

ZBA APPROVAL IS REQUIRED FOR THE PROPOSED GARAGE.

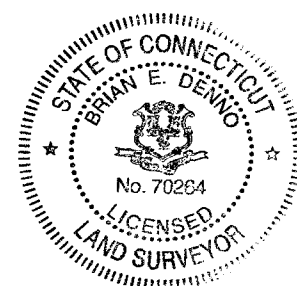
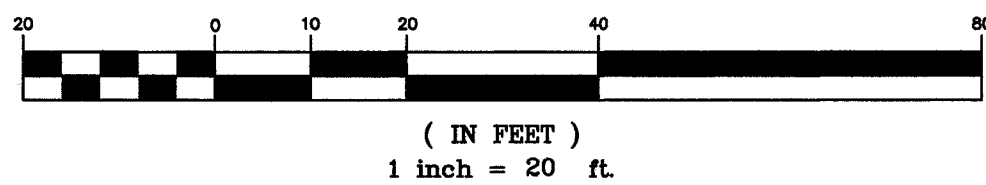
LEGEND

---	PROPERTY LINE
-----	CHAINLINK FENCE
~~~~~	TREE/VEGETATION LINE
=====	BITUMINOUS PAVEMENT
=====	BITUMINOUS/CONCRETE CURB
MH O YD	MANHOLE OR YARD DRAIN
□	CATCH BASIN
⦿	FIRE HYDRANT
⦿	WATER GATE
UTILITY POLE	UTILITY POLE
CONC.	CONCRETE
BIT.	BITUMINOUS
MON.	MONUMENT
FF	FINISH FLOOR
FL	FLOW LINE
TF	TOP OF FRAME
☆	LIGHT

UTILITY STATEMENT

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

GRAPHIC SCALE



REVISIONS:

5/02/25 - PER CLIENT

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED  
DENNO LAND SURVEYING & CONSULTING, LLC  
2 TUNXIS RD STE. 214 TARIFFVILLE, CT 06081

**PROPOSED GARAGE**  
PREPARED FOR  
**RICHARD & LUARA MILLER**  
4 EASTVIEW DRIVE  
GRANBY, CONNECTICUT

SCALE  
1"=20'

DATE  
4/01/25

SHEET NO.  
1 OF 1



**DIBATTISTO ASSOCIATES, llc**  
Design & Engineering

860-653-4432, [www.dibattisto.com](http://www.dibattisto.com)

PROFESSIONAL STAMP

Miller Residence  
4 Eastview Drive  
North Granby, CT 06060

Project: DA25-049  
Prepared By: RJB  
Reviewed By: LAD  
Date: May 5, 2025

Architectural Plan  
First Floor Plan and  
Elevation Views

A 1 00

