

AGENDA
Regular Meeting
Town of Granby
Zoning Board of Appeals
Tuesday, January 21, 2025, at 7:00 pm
Granby Senior/Social Services Building, Activity Room #2

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 November 19, 2024
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.
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, November 19, 2024, at 7:00 pm

Present: Andrew Badeau, Ann Crimmins, Suzanne Yucha, David Roberts, and Thomas Caputi

Absent: Robert Lindeyer, Lynn Guelzow 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.

3. Action on the minutes of August 20, 2024

On a MOTION by D. Roberts seconded by T. Caputi, the Board voted (4-0-1) to approve the August 20, 2024, meeting minutes as presented. A. Crimmins abstained.

4. Public Hearings

a. Appeal by Neal Williams seeking a front yard variance of Zoning Regulation Section 5.1 to construct a 25'x22' addition; 49 Glen Road. File Z10-24-05.

Applicant and property owner Neal Williams was present to discuss the application. He purchased the house in 2002 and soon after, relocated the driveway from Canton Road to Glen Road. The house is set back 50 feet from its closest point from these front property lines and about 90 feet from the side property line to the east and about 70 feet from the side property line to the south. A 12-foot variance was granted in 2010 for an addition; however, it was never built as the applicant realized the proposed structure was too small. Mr. Williams would like to construct a 550 square foot addition to the north side of his house, 32 feet from the front property line. The required front yard is 50 feet; therefore, a variance of 18 feet is necessary. The well is located to the rear (east) of the house, while the septic tank and leaching fields are located in the front (west) between the house and Canton Road. There was no public comment, and the public hearing closed at 7:12p.m.

b. Appeal by Neal Williams seeking a front yard variance of Zoning Regulation Section 5.1 to construct a 20'x25' detached garage; 49 Glen Road. File Z10-24-05.

Applicant and property owner Neal Williams was present to discuss the application. He purchased the house in 2002 and soon after, relocated the driveway from Canton Road to Glen Road. Mr. Williams would like to construct a 500 square foot detached garage to the east of the house, 25 feet from the front property line. The required front yard is 50 feet; therefore, a variance of 25 feet is necessary. The structure will be 25 feet from the side yard and 20 feet from the well. The well is located to the rear (east) of the house, while the septic tank and leaching fields are located in the front (west) between the house and Canton Road. There was no public comment, and the public hearing closed at 7:16p.m.

- 5. Consideration of applications, where the Board has concluded the public hearing**
a. Appeal by Neal Williams seeking a front yard variance of Zoning Regulation Section 5.1 to construct a 25'x22' addition; 49 Glen Road. File Z10-24-05.

On a MOTION by S. Yucha seconded by D. Roberts, the Board voted (5-0-0) to grant an appeal by Neal Williams seeking an 18-foot front yard variance of Zoning Regulation Section 5.1 to construct a 25'x22' addition; 49 Glen Road. File Z10-24-05. Hardships cited were the location of well and septic.

- b. Appeal by Neal Williams seeking a front yard variance of Zoning Regulation Section 5.1 to construct a 20'x25' detached garage; 49 Glen Road. File Z10-24-05.**

On a MOTION by T. Caputi seconded by D. Roberts, the Board voted (5-0-0) to grant an appeal by Neal Williams seeking a 26-foot front yard variance of Zoning Regulation Section 5.1 to construct a 20'x25' detached garage; 49 Glen Road. File Z10-24-05. Hardships cited were the location of well and septic.

6. Commissioner Reports and Correspondence

None

7. Adjourn

On a MOTION by T. Caputi seconded by A. Badeau, 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, January 21, 2025, at 7:00 p.m. in the Granby Senior/Social Services Building, Activity Room #2, 15 North Granby Road, to hear the following item:

- 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.

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.

To the Hartford Courant:

Please publish on the following dates:
January 10, 2025, and January 17, 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: Patrick Hasiuk

FROM: Abby Kenyon, Director of Community Development

DATE: January 15, 2024

RE: 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.

In July, the Planning and Zoning Commission approved an application for a Special Permit under Zoning Regulations Section 8.1.3.4 for a garage in excess of 1,000 square feet for property located at 200 Silver Street. Specifically, the Commission approved a 1,600 square foot garage, measuring 50 feet by 32 feet overall, which was inclusive of two overhangs/lean-tos on either side, which measure 10 feet by 23 feet. As shown on the plot plan that was presented to the Commission with the Special Permit application, the structure would be set back 50 feet from the front property, which was in compliance with the regulations.

Following Commission approval, a building permit was issued to the property owner and the structure was built. 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 provided measurements and as shown on the plot plan submitted with this variance application to the Zoning Board of Appeals, at its closest point, the structure is 35 feet back from the front property line, therefore a variance of 15 feet is requested.

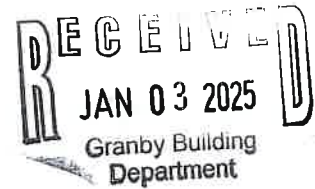
In the application materials, the applicant has noted challenges with the topography of the property, drainage issues to the rear, and the irregularly shaped lot. Letters have also been provided by adjacent property owners.

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

Map



**ZONING BOARD OF APPEALS
GRANBY, CONNECTICUT**



APPLICATION FOR VARIANCE OR EXCEPTION TO THE ZONING ORDINANCE REQUIREMENT

Case No. 2-01-25-01 Date 01/03/2025
Applicant Patrick Hasiuk Address 200 Silver St
Phone /Cell # 860-716-0601 Email Patrick.Hasiuk22@gmail.com
Location of property North Granby, 200 Silver St Zone RAA
Owner Patrick Hasiuk Address/Phone/Cell _____
Agent _____ Address/Phone/Cell _____

CLEARLY STATE THE REQUEST Requesting a 15 foot front yard
variance.

Reason for request/hardship See Narrative

Zoning Regulation, Section and Requirement 5.1 50 foot front yard

Describe construction and materials to be used (if any) Used wood to frame, barn board
on the outside. Asphalt shingles, and concrete for footings/foundation/
floor.

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.

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).

Applicant's Narrative

January 3, 2025

Dear Members of the Board:

I am proposing a request for a 15 foot variance, for our barn from the current zoning regulations. The barn would be set back 36 feet from the front property line (51 feet from the street). The request for the variance is due to the following (please refer to photos/other documents as well):

The topography/slope of our property limits us to building on one side of our property, and that is why we built the barn on the current location.

We have a front and rear yard setback, which confines where the barn can be placed (as opposed to a side yard where the setback is not as large).

There is a drainage issue from the slope of the land on the rear end of our property, a natural gully running the length of our property has been alleviating the water run off. We do not want to touch/change the course of it as it's in the woods itself. We have dealt with our finished basement flooding. Our son got extremely sick and after seeing multiple doctors/specialists we found out he had mold in his system, and that our basement had mold behind the walls. We hired a company to remove the finished basement and treat the mold for remediation (costing us thousands of dollars). We opened a permit with the town as well that has been closed since. We constantly keep the gully clean from trees/sticks/leaves so the water may run off to prevent further flooding in our basement.

Please consider the request, thank you.

Patrick Hasiuk

Photos

Gully to rear of house/barn, with rainwater.



View looking south towards the house, property is on the left side of photo, shows slope/topography in that area.



Photos of barn from the road.





January 4, 2025

To: Abigail Kenyon

Granby CT Town Boards
Granby, Ct

Subject: Hasiuk New Barn/Garage Placement at 200 Silver Street

Abigail and concerned Board Members,

Writing this letter in reference to the new barn built at 200 Silver Street, North Granby. We understand there is an issue with the town zoning.

We are neighbors of the Hasiuk family, living across the street at 187 Silver Street. Pat came over and explained the variance issue with the barn and the distance to the street. We are in support of leaving the barn in its current location.

The Hasiuk's have been tastefully remodeling their house and property and the barn addition fits in well with the scenic Silver Street environment. Given the circumstances and the unique property shape it makes sense to leave the new barn addition located as is.

Sincerely,

Gary and Anne Adamson

187 Silver Street

North Granby, CT



Outlook

FW: Barn at 200 Silver Street

From Abigail Kenyon <akenyon@granby-ct.gov>

Date Mon 1/6/2025 8:17 AM

To Renee Deltenre <RDeltenre@granby-ct.gov>

From: John Boyer <john-boyer@cox.net>

Sent: Sunday, January 5, 2025 1:03 PM

To: Abigail Kenyon <akenyon@granby-ct.gov>

Cc: Patrick Hasiuk <patrick.hasiuk22@gmail.com>

Subject: Barn at 200 Silver Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

January 5, 2025

Ms. Abigail Kenyon
Department of Community Development
Town of Granby, Connecticut

Re: Barn at 200 Silver Street

Dear Ms. Kenyon,

My neighbor, Patrick Hasiuk, has brought to my attention that the new barn he recently completed at 200 Silver Street was constructed approximately 15 feet short of the minimum 50 foot setback required by code, as measured from the west-most pilotis that support the sheltered area on that side of structure to the Silver Street right-of-way, with the foundation and west-facing exterior wall being about 2 feet short of the setback. He explained to me that this was done entirely by accident, having otherwise made a good faith effort to obtain all applicable permits, variances, and inspections.

I have personally inspected the current site, have observed it from the vantage point of my own home at 205 Silver Street, and have tried to imagine it set further back from the road in compliance with the building code. I have come to the conclusion that the barn in its current location engenders no detracton from the appearance of the property or the neighborhood,

does not encroach upon my property, nor does it present any hazards. Patrick has made a fine effort to preserve the mature trees on the site, such that the barn looks as if it had always been there. Moving the barn further back to bring it into compliance with the set back code would not improve the aesthetics of the site nor provide relief from any perceived encroachment. Indeed, moving it back would only detract from its current appearance because of the need to remove additional mature trees to the east of the site.

In consideration of the above, I have no objections to the barn remaining in its current location.

Yours,

John Boyer
205 Silver Street
North Granby, CT 06060

(413) 234-1382

Thursday, January 2, 2025

Granby CT Zoning Board of Appeals
15 North Granby Road
Granby, CT 06035

Dear Board Members,

I write in full support of Mr. Hasiuk variance appeal. As a neighbor, I have the pleasure of driving by his property daily basis and really admire the work & construction of this beautiful barn. Esthetically designed, it certainly enhances the neighborhood and do urge all members to unanimously approve this variance.

Sincerely,

Wayne Hypolite

Wayne Hypolite
17 Silver Brook Ln
N Granby, CT 06060



Outlook

FW: Hasiuk's Barn - 200 Silver Street

From Abigail Kenyon <akenyon@granby-ct.gov>

Date Thu 1/2/2025 2:03 PM

To Renee Deltenre <RDeltenre@granby-ct.gov>

For the file. Thanks!

From: Family Nuzzo <Nuzzofamily@outlook.com>

Sent: Thursday, January 2, 2025 1:11 PM

To: Abigail Kenyon <akenyon@granby-ct.gov>

Cc: Patrick.Hasiuk22@gmail.com

Subject: Hasiuk's Barn - 200 Silver Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Members of the board:

We are neighbors of the Hasiuk family. They live across the street at 200 Silver Street, North Granby, CT 06060. Pat came over and explained the variance issue with the barn. We are in support of having the barn in its current location. The particular of the barn is unique to our neighborhood, with its stunning structure and perfectly situated location. It would not make sense to move the barn further away from the road side where we are not able to admire it as much. We hope that you can grant an exception for them and the barn.

Thank you,

Heidi Nuzzo



Outlook

FW: Hasiuk's Barn - 200 Silver Street

From Abigail Kenyon <akenyon@granby-ct.gov>

Date Thu 1/2/2025 2:03 PM

To Renee Deltenre <RDeltenre@granby-ct.gov>

For the file too.

From: Family Nuzzo <Nuzzofamily@outlook.com>

Sent: Thursday, January 2, 2025 1:24 PM

To: Abigail Kenyon <akenyon@granby-ct.gov>

Cc: Patrick.Hasiuk22@gmail.com

Subject: Hasiuk's Barn - 200 Silver Street

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Members of the board:

We are neighbors of the Hasiuk family; our address is 193 Silver Street, North Granby CT 06060. They live across the street at 200 Silver Street, North Granby, CT 06060. Pat came over and explained the variance issue with the barn. We are in support of having the barn in its current location. The particulars of the barn is unique to our neighborhood, with its stunning structure and perfectly situated location. It would not make sense to move the barn further away from the roadside where we are not able to admire it as much. We hope that you can grant an exception for them and the barn.

Thank you,

Matthew and Heidi Nuzzo



Outlook

FW: Patrick Hasiuk Barn on Silver St

From Abigail Kenyon <akenyon@granby-ct.gov>

Date Thu 1/2/2025 4:34 PM

To Renee Deltenre <RDeltenre@granby-ct.gov>

Another email for the ZBA file. Thanks!

From: Madeline Rivera <madelinerivera42@gmail.com>

Sent: Thursday, January 2, 2025 4:23 PM

To: Abigail Kenyon <akenyon@granby-ct.gov>

Cc: PatrickHasiuk22@gmail.com

Subject: Patrick Hasiuk Barn on Silver St

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Members of the board:

We are neighbor of the Hasiuk family. We live directly across the street at 199 Siver St. We are in total support of having the barn in it's current location.

Patrick Hasiuk has built a barn that is structurally sound and aesthetically pleasing. He and his crew have worked tirelessly to build this barn. During our many conversations, I can say that his attention to detail was always his primary concern.

We support Patrick Hasiuk in keeping this beautiful barn in it's current location.

Sincerely,
Madeline Rivera and Sherwin Singer

