

**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