

**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