

**ZONING BOARD OF APPEALS
EAST GRANBY, CONNECTICUT
June 28, 2018 MEETING**

A special meeting of the East Granby Zoning Board of Appeals was held on Thursday, June 28, 2018. Members present when Chairman David Lawton called the meeting to order at 7:00 p.m. were David Tobin, John Corcoran and alternate member William O'Neill. Jennifer Cook arrived at 7:03 p.m.

PUBLIC HEARING

The legal notice was read.

A. Application #18-01 – Gary O'Keefe/12 North Road/Front yard variance for a rear deck

Mr. O'Keefe explained that he wanted to add a deck to the rear of his house between the garage and house as shown on his plot plan. He was surprised to learn he needed a variance as the deck was on the back of the house.

Jennifer Cook arrived at 7:03 p.m.

Mr. Haynes reviewed his report to the Commission reiterating the hardships of the property

- the current house is legal non-conforming as it was built before zoning;
- And the entire structure is 25 feet from the front property;

Mr. Haynes recommended approval as it met the strict variance criteria.

No one spoke in favor. No one was opposed. There were no questions from the Board.

B. Application #18-02 – Joseph Williams/294 Hartford Avenue/Front yard variance for an attached garage and breezeway

Mr. Williams stated his house was built prior to zoning and he felt the addition of the garage/breezeway met the criteria for a variance. He distributed a rough sketch of the design.

Mr. Haynes reviewed his report to the Commission reiterating the hardships of the property

- the current house is legal non-conforming as it was built before zoning;
- and the State took 60 feet of frontage when Hartford Avenue was redesigned.

Mr. Haynes recommended approval as it met the strict variance criteria.

No one spoke in favor. No one was opposed. There were no questions from the Board.

The public hearing was closed at 7:08 p.m.

NEW BUSINESS

A. Application #18-01 – Gary O’Keefe/12 North Road/Front yard variance for a rear deck

A motion was made by John Corcoran and seconded by William O’Neill to approve the variance as presented as it met all the criteria for approval. The votes in favor were unanimous. Motion carried.

B. Application #18-02 – Joseph Williams/294 Hartford Avenue/Front yard variance for an attached garage and breezeway

A motion was made by John Corcoran and seconded by William O’Neill to approve the variance as presented as it met all the criteria for approval. The votes in favor were unanimous. Motion carried.

ADJOURNMENT

A motion was made by John Corcoran and seconded by William O’Neill to adjourn the meeting at 7:10 p.m.

Respectfully submitted,
Rosalie McKenney
Land Use Administrative Assistant