

**ZONING BOARD OF APPEALS
EAST GRANBY, CONNECTICUT
July 9, 2019 MEETING**

A meeting of the East Granby Zoning Board of Appeals was held on Tuesday, July 09, 2019. Members present when Chairman John Corcoran called the meeting to order at 6:12 p.m. were Robert Paskiewicz, Michael Malloy, and Jennifer Cook.

PUBLIC HEARING

The legal notice was read.

A. Application #19-02 – Wayne Rohrbacher/4 Russelton Avenue/Front yard variance for an addition

Mr. Rohrbacher explained that he had applied for a permit to add a second floor addition to his house at 4 Russelton Avenue. As a part of his plan, he removed an eight foot porch off the front of the house to be replaced by the foundation for the addition. The purpose of the addition was to add a second bedroom and he needed an additional three feet for the room to be a reasonable size. The Building Official issued the permit and work had begun before the Building Official realized his error in allowing the three foot expansion.

Mr. Haynes distributed an aerial photo of the area. He explained that this was an older lake community with all the houses close to the road as they were built before zoning and to be removed from the flood plain area. Mr. Haynes' report dated July 8, 2019 noted that given the charm of the area, the location of the other existing homes and the minor nature of the request, he recommended approval with the condition that an as-built survey be submitted prior to the issuance of a certificate of occupancy. As no survey was available, the request was for an additional five feet instead of three to ensure that no issues arose afterwards. No one spoke in favor. No one was opposed. There were no questions from the Board. The public hearing was closed at 6:20 p.m.

NEW BUSINESS

A. Application #19-02 – Wayne Rohrbacher/4 Russelton Avenue/Front yard variance for an addition

A motion was made by Robert Paskiewicz and seconded by Jennifer Cook to approve the variance request as presented for Application #19-02 as it met the criteria for approval with the condition as recommended in staff report dated 7/08/19 that an as-built survey be submitted prior to the issuance of a certificate of occupancy. The votes in favor were unanimous. Motion carried.

ADJOURNMENT

A motion was made by Michael Malloy and seconded by Jennifer Cook to adjourn the meeting at 6:22 p.m.

Respectfully submitted,
Rosalie McKenney
Land Use Administrative Assistant