

**ZONING BOARD OF APPEALS
EAST GRANBY, CONNECTICUT
December 15, 2022 MEETING**

A meeting of the East Granby Zoning Board of Appeals was held on Thursday, December 15, 2022. Members present when Chairman John Corcoran called the meeting to order at 7:00 PM were Jennifer Cook, Betty Ann Hayden, James Luchina, Michael Malloy, and alternate Katie Hastings.

PUBLIC HEARINGS

The legal notice for both public hearings was read.

**A. Application #22-01 by Tom & Monique Gerkin – Side Yard Setback Variance
7 Mount Vernon Drive, Assessor’s Map 15, Lot 83**

A motion was made by Michael Malloy and seconded by Jennifer Cook to table the public hearing for ZBA Application #22-01. Votes in favor were unanimous. Motion carried.

**B. Application #22-02 by Aaron Alves & Lorena Lima – Side Yard Setback Variance
31 North Main Street, Assessor’s Map 12, Lot 16-1**

Aaron Alves presented his request for a 9.5 foot side yard variance for the construction of a detached garage on his property in the PRD Zone. Mr. Alves indicated that vehicle maneuverability within the driveway, the location of the existing outdoor fireplace and patio, and the narrow size of the lot all present unique hardships. Mr. Alves noted the lot size is much narrower than other R-40 lots in the area, including the two neighboring yards.

T.J. Barresi, licensed land surveyor, spoke on behalf of the applicant and reviewed how in his opinion the variance request meets the criteria of Section X.D.4 of the regulations.

Commission members discussed the contents of the report submitted by Mark Goderre, Zoning Enforcement Officer. Conversation followed about the narrowness of the lot, the location of the septic reserve area, and the driveway turning area.

OLD BUSINESS

None.

NEW BUSINESS

**A. Application #22-01 by Tom & Monique Gerkin – Side Yard Setback Variance
7 Mount Vernon Drive, Assessor’s Map 15, Lot 83**

The application was tabled to the next meeting of the Commission. See Public Hearings, Item A above.

**B. Application #22-02 by Aaron Alves & Lorena Lima – Side Yard Setback Variance
31 North Main Street, Assessor’s Map 12, Lot 16-1**

A motion was made by Jennifer Cook and seconded by James Luchina to approve the variance for ZBA Application #22-02 as written with condition of approval to submit the as-built survey prior to CO. Votes in favor were unanimous. Motion carried.

C. 2023 Meeting Dates

A motion was made by Michael Malloy and seconded by James Luchina to accept the 2023 meeting dates as submitted. Votes in favor were unanimous. Motion carried.

ADJOURNMENT

A motion was made by Michael Malloy and seconded by Betty Ann Hayden to adjourn the meeting at 7:39 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,
Laura Hall
Building & Land Use Administrative Assistant