

TOWN OF EAST GRANBY
LAND USE APPLICATION

Date 11/23/22

Application to: Planning & Zoning Commission _____ Zoning Board of Appeals X
Administrative Staff _____

Name, Address & Telephone # of Applicant:

Aaron Alves & Lorena Lima
31 N Main St
413-544-1614

Name, Address & Telephone # of Owner if different:

Please complete appropriate Sections:

Proposed Use (if applicable) Detached garage addition to existing home with side yard variance request

Is property under PA 490? Yes ___ No X

Present Zone(s) of affected property: PRD

Property in acres: 1.04

Number of Lots: Existing 1 Proposed 1

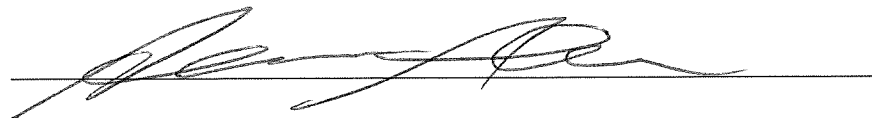
Total area in wetlands: 0 Area of wetlands affected by this proposal: N/A

Are there any easements or rights-of-way? Yes ___ No X (if yes, they must be shown)

Names & addresses of others involved in the project:

N/A

Signature of applicant



All correspondence will be sent to the applicant unless specifically requested otherwise in writing.
All applications must be submitted to the Building Department during regular office hours. Checks
should be made payable to the "Town of East Granby".

TOWN OF EAST GRANBY
ZONING BOARD OF APPEALS

Fee: \$210 Commercial Variance
\$180 Residential Variance (All fees include applicable fees to the State of Connecticut)
\$210 Appeals from the ZEO
\$210 Dealer's & Repairer's License

APPEAL ft ZBA 9.5 Ft Side Yard DATE 11/23/22 ZONE PRD

APPELLANT Aaron Alves & Lorena Lima ADDRESS 31 N Main St

OWNER _____ ADDRESS _____
(If different from appellant)

LOCATION OF AFFECTED PREMISES 31 N Main St

Has a previous appeal been made with respect to these premises? Y/N N if yes, when _____ Is it in connection with a _____ proposed or _____ existing building?
Please check the appropriate section - whichever is applicable.

[1. I HEREBY APPEAL FROM A DECISION OF THE ZONING ENFORCEMENT OFFICER:


In a separate letter, explain your appeal and be sure to specify what error the Zoning Enforcement Officer has made in issuing an order.

Date order received _____ Date this application filed _____
The above dates should not be more than fifteen (15) days apart.

2. I HEREBY REQUEST A VARIANCE OF THE ZONING REGULATIONS SECTION (S): _____ In a separate letter, please specify what variance is being requested, what unique hardship is caused by the strict application of the regulations and why it is unique to these premises. The applicant shall submit a previously certified plot plan for the existing construction prepared by a registered land surveyor. The applicant shall update the plan to include all existing and proposed improvements and or changes. Staff may require a new certified plot plan if deemed appropriate.

[1 3. I HEREBY REQUEST LOCATION APPROVAL FOR A DEALERS' & REPAIRERS' LICENSE

Please submit appropriate documentation including a copy of the approved site plan for the affected property.



Signature of appellant

Signature of owner (if

different) PLEASE SUBMIT ELEVEN (11) COPIES OF ALL DOCUMENTATION!!!

To: Town of East Granby
Zoning Board of Appeals

From: Aaron Alves & Lorena Lima

Date: November 23, 2022

Re: Request for Variance for Proposed Garage
31 North Main St.

Dear Board Members,

Our two-story colonial style house was built in 2001 at 31 North Main Street. The lot was created as part of a "free-split" division in 1999 and is located in the PRD-Planned Residential Development Zone.

Our home is served by a private well, an on-site septic system and accessed off North Main Street by a bituminous paved driveway. The original and previous owners installed a bluestone/decorative block patio along with an in-ground pool. The patio has a built-in outdoor kitchen station as shown on the attached plan.

Specify the Variance Being Requested

We are writing to request a variance to allow for the construction of a detached garage. The garage is 22 feet wide by 30 feet deep and is proposed to be located at the end of the existing bituminous driveway turn-around where a storage shed existed. The proposed location places the garage 15.5 feet from the side property line, 9.5 feet over the required side-yard necessitating a Variance.

What Unique Hardship is Caused

The existing physical surroundings of the proposed garage create a unique hardship. Shifting & relocating the garage inside the required side yard would position the garage approximately 7.5 feet from the face of the existing garage which would create vehicle maneuvering difficulties and a potential safety risk.

Additionally, the north face wall of the garage would be less than 2 feet from the outdoor kitchen and wood burning pizza fireplace. This proximity of the outdoor kitchen creates a potential fire hazard with less than desired space for fire & safety responders to respond to emergency calls.

The proposed location provides more than 11 feet between the garage and existing patio/outdoor kitchen allowing safety personnel and emergency vehicles easy access the rear yard and in-ground pool area in the event of a crisis.

The existing septic system and space reserved for future septic repairs limit the option of moving the garage further in the back yard.

Why is it Unique to these Premises

As mentioned earlier, our property was created in 1999 as part of a free split, not requiring approval from the Planning & Zoning Commission.

The Zoning Regulations do not require a minimum lot width, or minimum lot frontage dimension on lots created in the PRD Zone. However, Section IV.C of the Zoning Regulations (Planned Residential Development Zone) refers to the R-40 Zone at times for requirements. The lot width of the subject property was set at 140.00 feet, less than required by an R-40 zone property and much less than the surrounding lots creating a unique home lot smaller than those required by one in the R-40 Zone and the existing surrounding properties.

The abutting property to the north is 261.45 feet in width and the abutting property to the south is 232.30 feet wide. The narrow 140' width of the subject property was not created by the applicant; it was planned by others resulting in a unique hardship for us by limiting reasonable use of the side yards, unlike other properties in the immediate area.

Granting this variance would not be detrimental to the neighborhood nor would it impair property values. Approving the variance to allow the garage location as shown, would be common to the neighborhood; the existing garage on the southerly abutting property is non-conforming with respect to

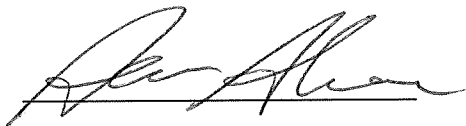
its own side-yard. This non-conforming garage does not allow the option of purchasing land from the southerly abutter to remove the need of our variance.

This variance would also not change the character of the neighborhood because it is an expansion of an existing use and a permitted accessory use in the PRD Zone. The proposed garage location is replacing what was once a non-conforming outdoor storage shed accessory use.

In summary, we believe that the proposed garage constitutes a very reasonable use of our land and property, and the granting of this variance is reasonable based on the safety and complex hardships created with a garage conforming to the regulations, all of which were created by others when the lot was planned, improvements were installed and that the proposed garage is in harmony with the surrounding properties.

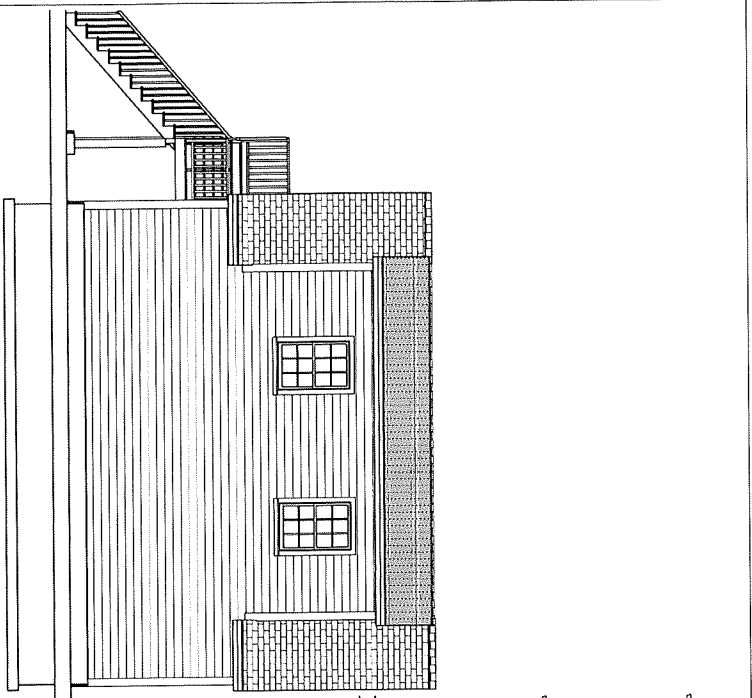
We very much appreciate your consideration of this request and would be pleased to provide any additional information.

Sincerely,

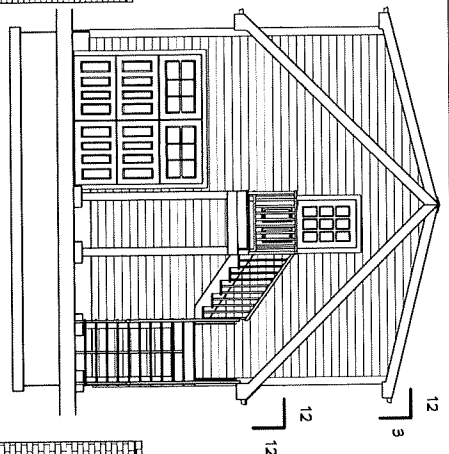
A handwritten signature in black ink, appearing to read "A. J. Allen", written over a horizontal line.

11/23/22

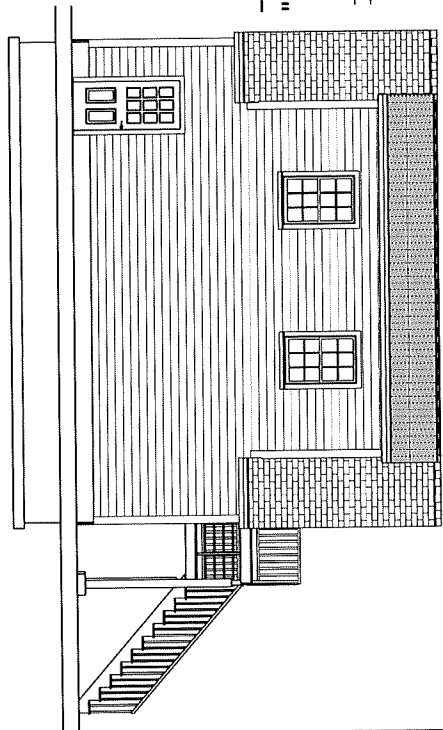
Date



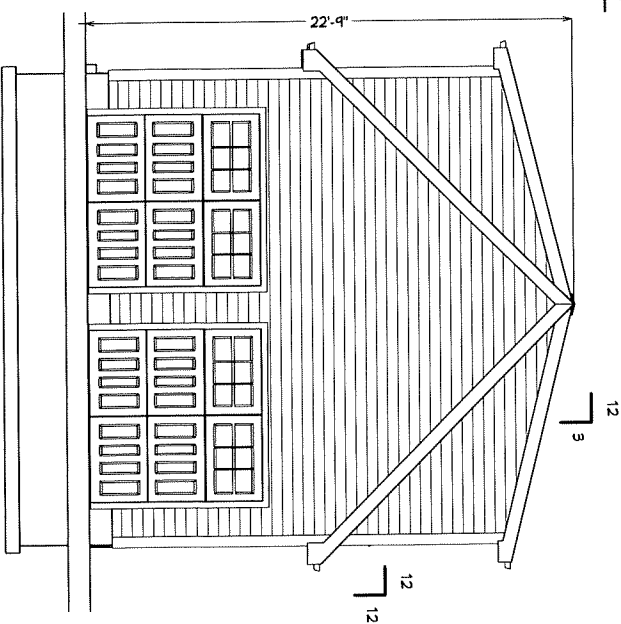
LEFT ELEVATION 3/16"=1'0"



REAR ELEVATION 3/16"=1'0"



RIGHT ELEVATION 3/16"=1'0"



FRONT ELEVATION 1/4"=1'0"

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. LAURA'S HOME DRAFTING AND DESIGN is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

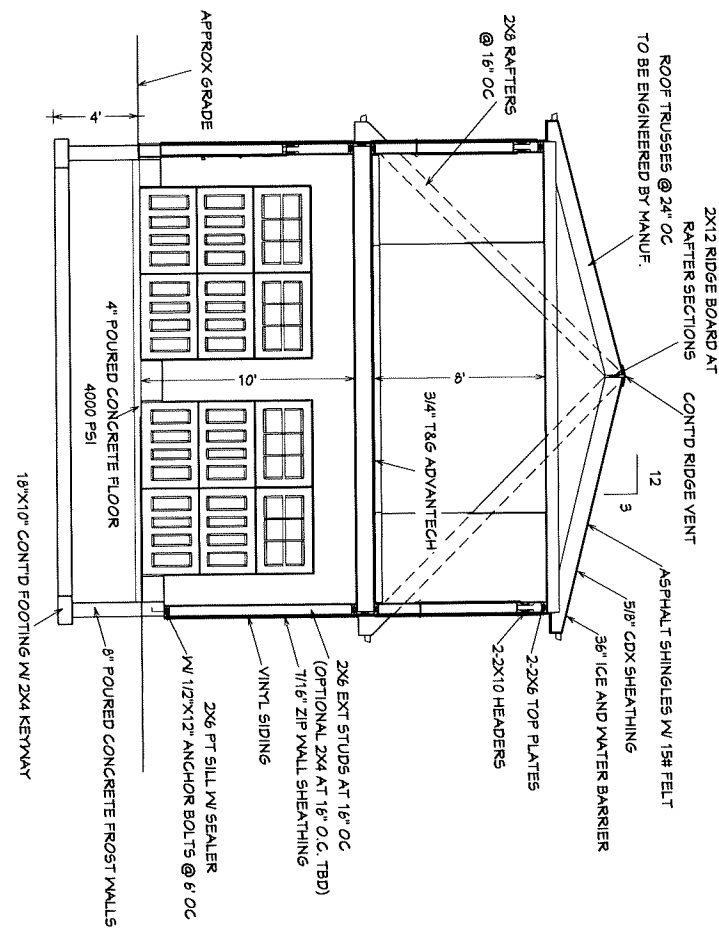
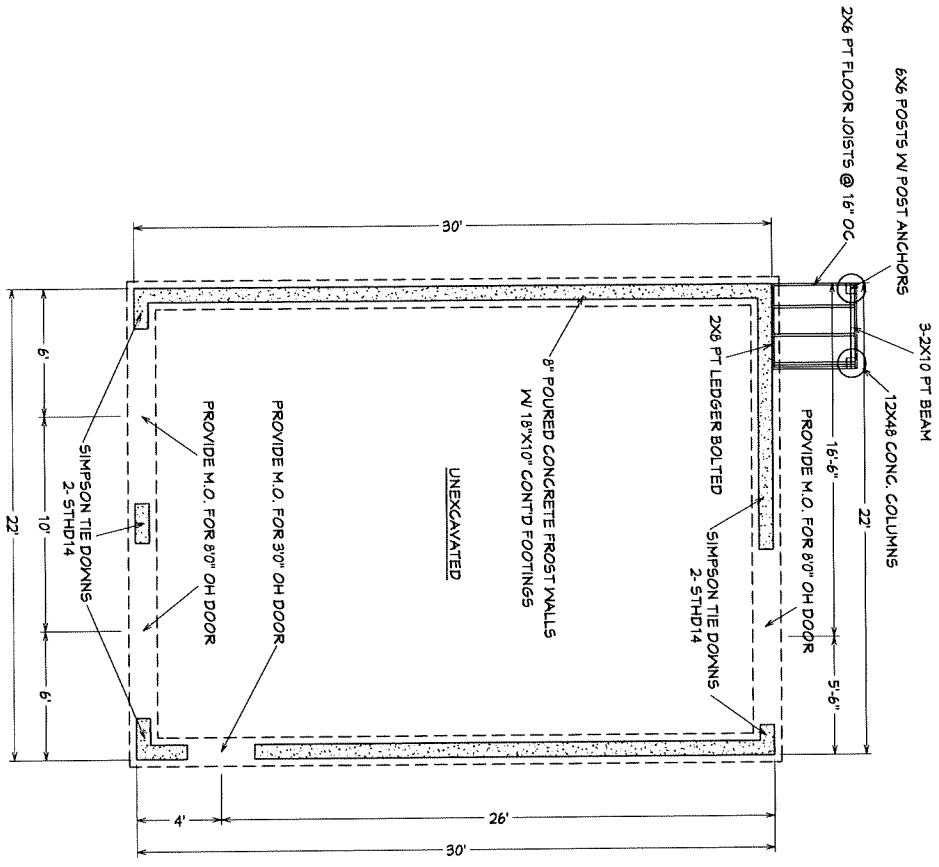
DRAWING PREPARED FOR
LORI ALVES

ELEVATIONS

DRAWINGS PROVIDED BY
LAURA'S HOME DRAFTING AND DESIGN
220 TAYLOR ST. GRANBY, MA 01033 413-467-2899
BUILDING CODES REFERENCED:
NINTH EDITION CMR180
2015 INTERNATIONAL RESIDENTIAL CODE

DATE:
5/17/22
SCALE:
1/4"=1'0"

SHEET:
P-1

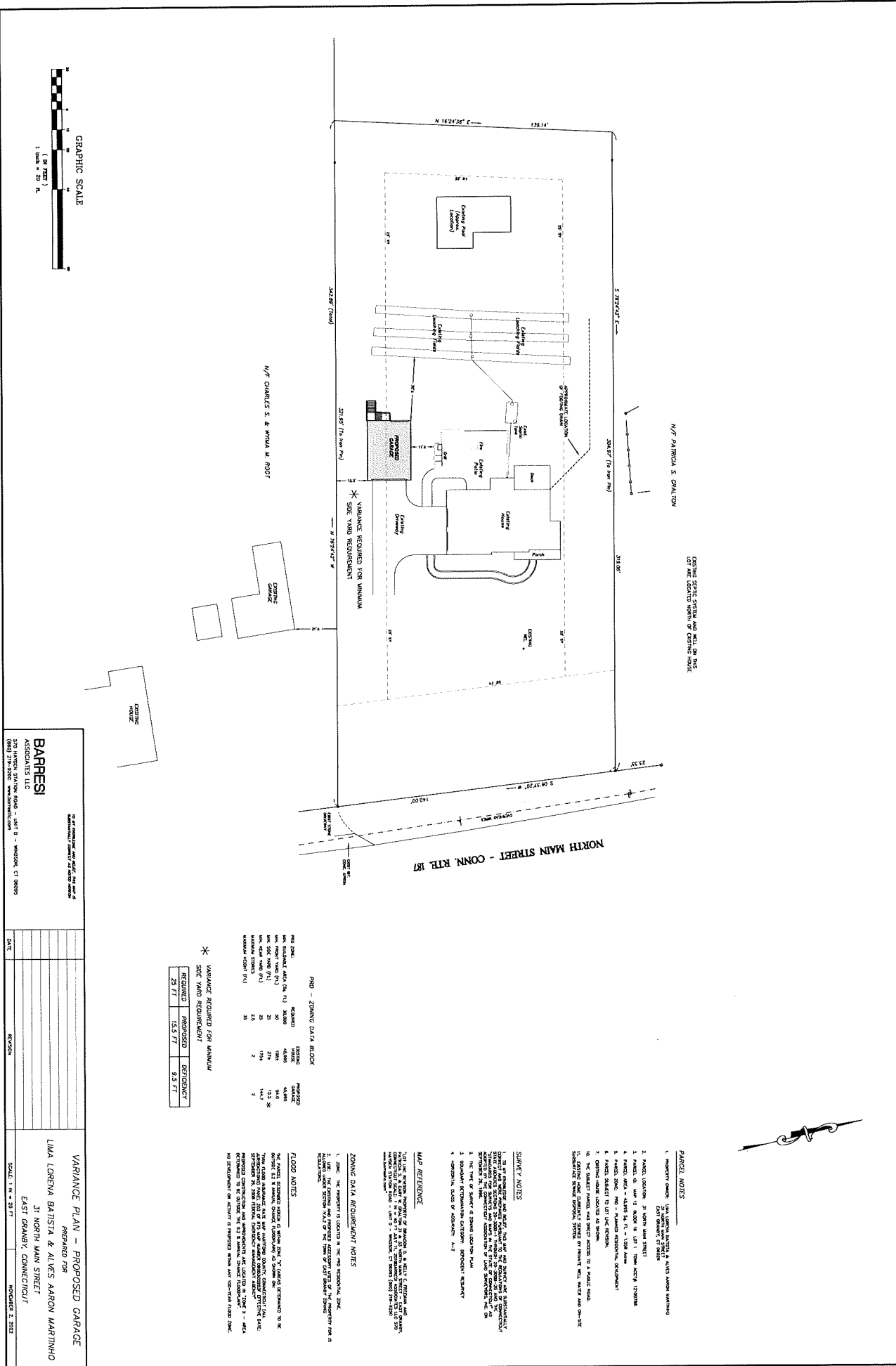


DRAWING PREPARED FOR
LORI ALVES

**FOUNDATION
CROSS SECTION**

DRAWINGS PROVIDED BY
LAURA'S HOME DRAFTING AND DESIGN
220 TAYLOR ST. GRANBY, MA 01033 413-467-2899
BUILDING CODES REFERENCED:
NINTH EDITION CMR180
2015 INTERNATIONAL RESIDENTIAL CODE

DATE: 5/17/22
SCALE: 1/4"=1'0"
SHEET: P-3



N/P CHARLES S. & WYMA M. ROOF

N/P PATRICIA S. SHALTON

NORTH MAIN STREET - CONN. RTE. 187

PRO - ZONING DATA BLOCK

REQ. DATA	EXISTING	PROPOSED
MIN. FRONT YARD (R)	30'	30'
MIN. SIDE YARD (R)	10'	10'
MIN. REAR YARD (R)	10'	10'
MINIMUM HEIGHT (R)	20'	20'

* VARIANCE REQUIRED FOR MINIMUM SIDE YARD REQUIREMENT

PARCEL NOTES

1. PROPERTY OWNER: LIMA LORENA BATISTA & ALVES AARON MARTINHO, EAST GRANBY, CT 06033
2. PARCEL LOCATION: 31 NORTH MAIN STREET
3. PARCEL ID: MAP 12 BLOCK 14 LOT 12M ACCT# 1570701A
4. PARCEL AREA: 0.4288 AC. (1.868 ACRES)
5. PARCEL ZONE: R-1 (RESIDENTIAL, SINGLE-FAMILY)
6. PARCEL DEED: DEED TO THE STATE OF CONNECTICUT
7. CERTAIN STATE INTERESTS
8. THE SUBJECT PARCEL HAS EGRESS ACCESS TO A PUBLIC ROAD
9. CERTAIN STATE INTERESTS

SURVEY NOTES

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF CONSTRUCTION AND THE PROFESSIONAL ENGINEER'S LICENSE.
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. THE SUBJECT PROPERTY IS SHOWN AS A SINGLE-FAMILY RESIDENCE.
4. THE SURVEY WAS CONDUCTED ON THE DATE INDICATED ON THE SURVEY PLAN.

MAP REFERENCE

THE LIME GREEN PROPERTY OF PARCELS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ZONING DATA REQUIREMENT NOTES

1. ZONE: R-1 (RESIDENTIAL, SINGLE-FAMILY)
2. USE: SINGLE-FAMILY RESIDENCE
3. THE PROPERTY IS LOCATED IN THE R-1 ZONING DISTRICT.
4. THE ZONING DISTRICT IS SUBJECT TO THE ZONING REGULATIONS OF THE TOWN OF EAST GRANBY, CONNECTICUT.

FLOOD NOTES

THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD MAP OF THE TOWN OF EAST GRANBY, CONNECTICUT. THE FLOOD HAZARD MAP IS AVAILABLE AT THE TOWN CLERK'S OFFICE.

BARRRESI
ASSOCIATES LLC
257 WASHINGTON STREET, SUITE 200 - WINDSOR, CT 06095
(860) 278-1200 www.barrresi.com

SCALE: 1" = 30' FT

DATE: _____

REVISION:

VARIANCE PLAN - PROPOSED GARAGE
PREPARED FOR:
LIMA LORENA BATISTA & ALVES AARON MARTINHO
31 NORTH MAIN STREET
EAST GRANBY, CONNECTICUT

REVISIONS:
NOVEMBER 2, 2022



BUILDING PERMIT

TOWN OF EAST GRANBY

LOCATION OF JOB

31 NORTH MAIN STREET

APPLICANT

James Greene Jr.
Group 40 Remodeling
3 Sparkle Street
Enfield CT 06082

PERMIT # **B8569**
PERMIT ISSUE DATE **11/12/2010**
APPLICATION # **1142**
APPLICATION DATE **11/10/2010**

OWNER

Brandon Freeman

31 NORTH MAIN STREET
EAST GRANBY CT 06026

ESTIMATED COST **\$17,000.00**
FEE PAID **\$255.00**
RECEIPT # **01486**

Applicant named above is hereby granted permission to perform work at the location above in accordance with the application and plans approved by the Building Department. All work must be done in accordance with local, state and federal codes

Dinesh Patel

BUILDING OFFICIAL

DESCRIPTION OF WORK

FINISH 1,000 SQ FT OF BASEMENT FOR FAMILY/REC ROOM WITH 1/2 BATH

Please call at 860-653-3444 to schedule an inspection
minimum 24 hours in advance
Office Hours: Mon - Thurs. 8am - 4pm Fri 8am-1pm

BUILDING DEPARTMENT TOWN OF EAST GRANBY 9 CENTER STREET PO BOX 1858 EAST GRANBY, CT 06026

Date Printed 11/12/2010