

**ZONING BOARD OF APPEALS
EAST GRANBY, CONNECTICUT
March 23, 2023 MEETING**

A meeting of the East Granby Zoning Board of Appeals was held on Thursday, March 23, 2023. Members present when Chairman John Corcoran called the meeting to order at 7:09 PM were Betty Ann Hayden, Michael Malloy, and Art Reardon.

PUBLIC HEARINGS

The legal notice for the public hearing was read.

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

Monique Gerkin presented her request for a side yard variance for the construction of an additional garage stall with a rooftop deck and exterior stairway onto their existing two car garage/in-law apartment. The application was deferred until this evening's meeting due to the availability of the surveyor. Ms. Gerkin explained that her parents intend to live with the family in the future and the additional bay would provide them direct access to the house during inclement weather.

Current block wall landscaping and well, septic, and underground propane tank locations were reviewed. The plans show that the corner of the garage addition will be three feet into the side yard setback, with the stairs five and a half feet into the setback. A letter of support from the abutting neighbor was included with the application.

The public hearing for Application #22-01 was closed at 7:17 PM.

Chairman John Corcoran then changed the order of agenda items and moved to Old Business.

OLD BUSINESS

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

Commission members noted that Zoning Enforcement Officer Mark Goderre stated in his staff report that in his opinion, the project does not meet the hardship requirements required for a variance.

Discussion followed regarding shifting the location or narrowing the width of the proposed garage. It was decided that the best option would be to relocate the proposed exterior deck stairway from the side to the rear of the garage addition.

A motion was made by Michael Malloy and seconded by Betty Ann Hayden to approve a three-foot variance for ZBA Application #22-01, subject to the relocation of the stairway out of the setback area to the rear of the addition and with the condition to submit an as-built survey prior to CO. Votes in favor were unanimous. Motion carried.

Chairman John Corcoran then returned to agenda items in the order originally listed for the meeting.

MINUTES

A motion was made by Michael Malloy and seconded by Betty Ann Hayden to approve the minutes of the December 15, 2022 meeting as submitted. Votes in favor were unanimous. Motion carried. Art Reardon abstained.

NEW BUSINESS

A. Election of Officers

A motion was made by Michael Malloy and seconded by Betty Ann Hayden to elect John Corcoran as Chairman, Jennifer Cook as Vice Chairman, and Betty Ann Hayden as Secretary. 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 7:29 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,
Laura Hall
Building & Land Use Administrative Assistant