

**ZONING BOARD OF APPEALS  
EAST GRANBY, CONNECTICUT  
August 24, 2023 MEETING**

A meeting of the East Granby Zoning Board of Appeals was held on Thursday, August 24, 2023. Members present when Vice Chair Jennifer Cook called the meeting to order at 7:07 PM were Michael Malloy and Art Reardon and alternate member John Burda.

**PUBLIC HEARINGS**

The legal notice for the public hearing was read.

**A. Application #23-01 by Leslie Vosburgh – Front & Side Yard Setback Variances  
38 Hemlock Road, Assessor’s Map 19, Lots 14-1 & 13**

Leslie Vosburgh presented her request for front and side yard variances for the construction of an addition to her one-bathroom home. She noted that her house, along with most of the other houses on the street, are non-conforming. The addition she is planning for her home includes storage and a second bathroom which she feels will be useful to her in later years. Her neighbor has provided a letter of support for the project. Ms. Vosburgh explained that she had intended on adjusting the boundary line with her neighbor to avoid building her addition into the side yard setback. However, she did not realize that this would increase the non-conformity of her neighbor’s property and require them to seek a variance as well. She indicated that she is abandoning plans for the amended property line agreement. She also noted that the house at 51 Hemlock Street has a garage that was built entirely within the setback area.

A motion was made by Michael Malloy and seconded by Art Reardon to close the public hearing for Application #23-01 at 7:29 PM. Votes in favor were unanimous. Motion carried. Art Reardon abstained.

**MINUTES**

A motion was made by Michael Malloy and seconded by Art Reardon to approve the minutes of the March 23, 2023 meeting as submitted. Votes in favor were unanimous. Motion carried.

**OLD BUSINESS**

None.

**NEW BUSINESS**

**A. Application #23-01 by Leslie Vosburgh – Front & Side Yard Setback Variances  
38 Hemlock Road, Assessor’s Map 19, Lots 14-1 & 13**

Commission members noted that the house is already situated closer to the street than the proposed addition would be and that the side neighbor has no objection to the addition. They commented that because the rest of the neighborhood is also non-conforming, allowing the small additional non-conformity of the proposed addition would not cause conflict in the area but would instead allow an improvement to the applicant’s living conditions.

A motion was made by Michael Malloy and seconded by Art Reardon to approve Application #23-01 by Leslie Vosburgh for a 9.1 foot side yard variance and an 8 foot front yard variance for the property located at 38 Hemlock Road. Votes in favor were unanimous. Motion carried.

## **B. Mandatory Commissioner Training**

A memo from Robin Newton, Director of Planning & Economic Development, regarding required Commissioner training was reviewed. Commission members would like to be made aware of asynchronous training options or sessions that could be held in the evening during a Commission meeting.

### **ADJOURNMENT**

A motion was made by Art Reardon and seconded by Michael Malloy to adjourn the meeting at 7:41 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,  
Laura Hall  
Building & Land Use Administrative Assistant