

**ZONING BOARD OF APPEALS
EAST GRANBY, CONNECTICUT
April 25, 2024 MEETING MINUTES**

A meeting of the East Granby Zoning Board of Appeals was held on Thursday, April 25, 2024.

Members present when Vice Chair Jennifer Cook called the meeting to order at 7:00 PM were: Art Reardon, Betty Ann Hayden, Josette Lumbruno & alternate member, Bob Ravens-Seger.

PUBLIC HEARING

The legal notice for the public hearing was read.

- A. Application #24-01 & #24-02, Wayne Rohrbacher for a variance to expand an existing non-conforming structure into the front yard setback and allow a setback of 30' where 50' is required and to allow an expansion of a non-conforming structure over 40% of the gross floor area of the primary structure on property located at 4 Russelton Avenue, East Granby.**

The applicant, Wayne Rohrbacher, presented to the commission his request for expanding his garage. Questions were posed to the applicant by Art Reardon, any septic concerns? No. Any FVHD concerns? No. Is it directly impacting the flood plain? Not on Russelton Road.

Bob Ravens-Seger stated that written testimonials from neighbors were ok with proposed garage.

There were 2 neighbors present, Bob asked them if there were any concerns and they both answered absolutely no concerns.

Betty Ann Hayden read the Zoning Regulations variance request requirements.

Jen Cook made a motion to close the public hearing, Bob Ravens-Seger seconded the motion.

Votes in favor were unanimous. Motion carried.

MINUTES

A motion was made by Art Reardon and seconded by Betty Ann Hayden to Approve meeting minutes 08.24.2023

Votes in favor were unanimous. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

- A. Art Reardon made a motion to approve Applications #24-01 & #24-02, Wayne Rohrbacher for a variance to expand an existing non-conforming structure into the front yard setback and allow a setback of 30' where 50' is required and to allow an expansion of a non-conforming structure over 40% of the gross floor area of the primary structure on property located at 4 Russelton Avenue, East Granby.

Betty Ann Hayden seconded the motion. Votes in favor were unanimous. Motion carried.

- B. A motion was made by Betty Ann Hayden and seconded by Art Reardon to approve meeting calendar dates for 2024. Votes in favor were unanimous. Motion carried.

ADJOURNMENT

A motion was made by Art Reardon and seconded by Vice Chair Jen Cook to adjourn meeting at 7:19 pm. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Michele Leadbeater

Building & Land Use Administrative Assistant