



# TOWN OF HOLDEN

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## ZONING BOARD OF APPEALS PUBLIC HEARING, October 20, 2016

**Steven and Cheryl Beaudoin**

**Case No. V-1612**

The Zoning Board of Appeals held a public hearing on Thursday, October 20, 2016 at 7:00 p.m. in Memorial Hall in the Town Hall on the Petition of Steven and Cheryl Beaudoin for property located at 116 Nola Dr. for a VARIANCE for relief from side yard setback requirements for a garage.

Members in attendance: R. Spakauskas, S. Annunziata, J. Deignan, R. Fraser, F. Lonardo and R. Butler.

R. Spakauskas reviewed the procedures for the hearing and the Secretary then read the application aloud.

The petitioners, Steven and Cheryl Beaudoin addressed the board with a review on the history of the property and asked the board to consider granting their request for seven feet (7') side yard setback relief to build a two-car garage. F. Lonardo stated that the request to build a 26' garage with 9' doors is oversized and if a 24' garage was built they would not need as much relief. The petitioner stated that this request is not uncommon with the new homes built today and the extra room will allow for a wider entrance and more room for opening doors, etc. R. Spakauskas asked if there will be a rear and side door entrance. The petitioner stated there will be other entrances besides the garage bay doors to enter in and out. R. Fraser stated there is a decent distance in-between the homes and understands this request for a variance.

There were no further comments or questions. R. Spakauskas thanked everyone and provided a review of the appeal period.

R. Fraser made a motion to vote and S. Annunziata seconded. The Board unanimously voted 5-0 with the following conditions:

1. The submission of an as-built drawing showing dimensions to the property lines

The public hearing was closed at 7:15 p.m.

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Ronald E. Spakauskas, Chairman