



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, October 20, 2016

Michael LeBlanc

Case No. V-1613 & SP-1609

The Zoning Board of Appeals held a public hearing on Thursday, October 20, 2016 at 7:15 p.m. in Memorial Hall in the Town Hall on the Petition of Michael LeBlanc for property located at 24 Glenwood St. for a VARIANCE and SPECIAL PERMIT for relief from front and side yard setback requirements and an expansion of a non-conforming structure.

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 a reading of the application.

The petitioner, Michael LeBlanc addressed the board stating he purchased this property by foreclosure and is asking the board to grant this variance and special permit in order to add a 14'x18' addition and a deck. William Fisher residing at 20 Glenwood St. attended the meeting in support of the petitioner's request. F. Lonardo asked what was considered the front property line. M. LeBlanc stated that the front property line is the twenty three ft (23') at Glenwood St as indicated on the plan. F. Lonardo stated the petitioner will need the special permit approval for the non-conforming lot and variance approvals for relief of the front yard setback requirements for the proposed addition as well as relief from the side yard setback requirements for the proposed deck. R. Fraser asked about water and sewer lines on the property. The petitioner stated that the house is currently on town water and septic but has every intention to hook up to town sewer as it is available to do so.

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 F. Lonardo seconded. The Board unanimously voted 5-0 with the following conditions:

1. Provide an as-built drawing showing the house and addition on property and labeling distance to all property lines

The findings of fact are in accordance with the submitted application with the addition of:

1. Frontage is twenty three ft. (23') at Glenwood Street

The public hearing was closed at 7:41 p.m.

Ronald E. Spakauskas, Chairman