



# TOWN OF HOLDEN

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## ZONING BOARD OF APPEALS PUBLIC HEARING, April 19, 2018

**Daniel Staruk**

**Case No. V-1803**

The Zoning Board of Appeals held a public hearing on Thursday, April 19, 2018 at 7:00 p.m. in the Holden Senior Center on the Petition of Daniel Staruk for property located at 6 Kenwood Rd. for a VARIANCE for relief from front and side yard setback requirements for a porch and a garage.

Members in attendance: R. Spakauskas, S. Annunziata, J. Deignan, R. Fraser, R. Butler (1<sup>st</sup> Alternate), and David George (2<sup>nd</sup> Alternate)

Others in attendance: David Lindberg – Building Commissioner, Carol Perkins – Secretary, Daniel Staruk – Petitioner

R. Spakauskas reviewed the procedures for the hearing and the secretary continued with a reading of the application and the findings of fact.

R. Spakauskas then invited the petitioner to address the board. D. Staruk respectfully asked the board to consider granting relief of 10' from the side yard setback requirements to enlarge his garage as well as 15' relief from the front yard setback to construct a porch roof over the patio on the front of the house. He will start work on the covered patio and at a later date enlarge the garage.

R. Fraser asked the petitioner when he plans to construct the garage as this decision expires in one year. D. Staruk stated he will begin building either this fall or spring of next year and D. Lindberg stated the petitioner must at least break ground before this decision expires. There were no further comments or questions. R. Spakauskas thanked everyone and provided a review of the appeal period. J. Deignan made a motion to vote and R. Butler seconded.

The Board unanimously voted 5-0 with the following conditions:

1. Stake the northeast lot line of garage
2. If any changes are made to the concrete patio, the applicant must go before the Zoning Board of Appeals for approval
3. As-built plan will be required to show conformance to site plan dated March, 2018.

The public hearing was closed at 7:12 p.m.

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Ronald E. Spakauskas, Chairman