



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, October 20, 2022

James & Stephanie Pepi

Case No. V-2202

The Zoning Board of Appeals held a public hearing on Thursday, October 20, 2022 at 7:15 p.m. in the Holden Senior Center on the Petition of James & Stephanie Pepi for a VARIANCE for relief of side yard setback requirements for a garage for property located at 403 Shrewsbury St.

Members in attendance: R. Spakauskas, R. Fraser, J. Deignan, D. George, and B. Parry

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, J & S Pepi - 403 Shrewsbury St, J. Chrudimsky – 399 Shrewsbury St

R. Spakauskas opened the meeting, reviewed the procedures for the hearing and then asked the applicant to address the board.

J. Pepi, the petitioner, stated he is requesting permission to grant a Variance for 10' of side yard setback relief to construct an attached 2-car garage. His existing garage is detached and plans to demolish it to build his new garage.

R. Spakauskas opened the hearing for Board comments. B. Parry asked if this lot is a non-conforming/pre-existing lot and D. Lindberg confirmed that it is a non-conforming lot. D. George asked why a 2-car garage and the petitioner stated better for resale, it's practical and it is a need for their family. The Board had no further questions or comments.

J. Chrudimsky of 399 Shrewsbury St wanted to let the Board know that he is in full support of his neighbor's request to build a new garage.

R. Fraser made a motion to vote and D. George seconded that motion. All in favor 5-0 UNANIMOUS with no conditions.

The public hearing was closed at 7:24p.m.

Ronald E. Spakauskas, Chairman