



## **CARVER ZONING BOARD OF APPEALS**

### **MINUTES OF May 1, 2017 MEETING**

**Room 4 – 7:00 p.m.**

Present: Stephen G. Gray, Chairman; Members Frances Mello; Steven Maynard; Eric Mueller; and James Nauen. Sharon Clarke, Vice-Chairperson, was absent. Also present: Marianne MacLeod, Recording Secretary.

Chairman, Mr. Gray, opened the meeting at 7:02 P.M.

#### **PUBLIC HEARING (Continued)**

Petitioners: Mark and Elena Mari are requesting variances pursuant to Sections 2300 and 2320 of the Carver Zoning by-law, for property located at 7 Dunham Street in Carver, MA (Assessors Map 57-Lot 3-122) in order to build a garage and addition within the minimum setbacks in a Residential Agricultural District, on a pre-existing, non-conforming lot.

#### **GENERAL OVERVIEW**

This is a continuation of the Hearing of April 18, 2017.

A site visit was performed on April 22, 2017 by all Board Members present. Mr. Gray asked if anyone had any further discussion regarding the site visit or the Petition in general. Mr. Maynard said he liked the design plan. There was no further comment from the Board Members.

No objection was heard from any member of the public.

Mr. Nauen made a Motion to close the Hearing, seconded by Ms. Mello, voted and passed unanimously.

#### **FINDINGS**

The Board found that, owing to circumstances relating to the shape of the lot (which wraps around a cul de sac), but not affecting the district generally, a literal enforcement of the provision of the Bylaw would involve substantial hardship to the Petitioners. Relief may be granted without substantial detriment to the public good and without nullifying or derogating substantially from the intent or purpose of the Bylaw.

## **DECISION**

A Motion was made, duly seconded and voted unanimously to approve the request for relief, as follows:

Pursuant to Article 5, Section 5222 of the Carver Zoning Bylaws, and Section 10 of M.G.L. Chapter 40A, the Board grants a front setback variance of 20 feet and a rear setback variance of 3 feet.

## **CONDITIONS**

Motions was made, duly seconded and voted unanimously to approve the following conditions:

- 1) There will be no kitchen installed in the Addition.
- 2) No construction is to commence until all septic approvals have been obtained.
- 3) A Plan prepared by Maddigan Land Surveying, LLC, entitled "Proposed Building Addition Plan," dated February 22, 2017, is hereby incorporated herein and made part of this Decision, subject only to a change in the width of the garage doors from 8 feet to 10 feet.

## **MINUTES:**

Mr. Nauen made a Motion to accept the minutes of October 27, 2016, seconded by Mr. Mueller, voted and passed unanimously.

Mr. Nauen made a Motion to accept the minutes of April 18, 2017, seconded by Ms. Mello, voted and passed unanimously.

## **ADJOURNMENT:**

Mr. Nauen made a Motion to adjourn at 7:14 P.M., seconded by Ms. Mello and voted unanimously.

Next meeting is scheduled for May 23, 2017.