



CARVER ZONING BOARD OF APPEALS

MINUTES OF May 23, 2017 MEETING

Room 4 – 7:00 p.m.

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

Chairman, Mr. Gray, opened the meeting at 7:00 P.M.

PUBLIC HEARING:

Case No. 111-124-0: Petitioners: Thomas and Nicole Umbrianna; 22 Bow Street, Carver, MA 02330.

The Petitioners are seeking a variance, pursuant to Sections 2300 & 2320 of the Carver Zoning By-Law, in order to build a garage within the minimum setbacks in a Residential Agricultural District, on a pre-existing, non-conforming lot shown on Map 111, Lot 124.

Board Members read the Application of April 6, 2017. There was also a letter from the Building Commissioner, dated April 26, 2017, which Mr. Gray read. Mr. Umbrianna showed the board a picture of the proposed structure.

Pertinent history demonstrates that the Petitioners were issued a Building Permit on December 13, 2013 to construct a 30 x 22 unattached garage. No action was taken on this Building Permit. Thereafter, on July 26, 2016, a new Building Permit was issued to construct a 30 x 30 unattached garage. Thereafter, a Foundation Permit was issued based on 30'x 32' dimensions. The 30'x 32' foundation has already been poured. When the Petitioners then applied for the Building Permit, it was discovered that the Petitioners had approval to build only to the previously permitted size of 30' x 30'.

The Board has asked the Petitioners to have a land surveyor come and survey the property line from the foundation to the road to determine the closest point so the number of feet needed for the requested dimensional variance can be calculated. The Board also requested that additional photos be provided.

With no further discussion, Mr. Nauen made a Motion to continue the Hearing to June 20, 2017, seconded by Mr. Mueller, voted and passed unanimously.

MINUTES

All Board members received and reviewed a copy of the Minutes of the May 1, 2017 meeting. Ms. Clarke was not present at this meeting and will not be voting. Mr. Mueller made a motion to accept the minutes as written, seconded by Mr. Maynard, voted and passed unanimously.

CORRESPONDENCE

None.

ADJOURNMENT:

Ms. Clarke made a Motion to adjourn at 7:35 p.m., seconded by Mr. Nauen, voted and passed unanimously.

Next meeting is scheduled for June 20, 2017.