

**Franklin Zoning Board of Appeals
For Meeting Held On
Thursday, March 24, 2016
355 East Central Street
Franklin, MA 02038**

**Members Present
Bruce Hunchard
Robert Acevedo
Timothy Twardowski**

**1 Ann Marie Lane – Robert and Patrice Duca
Abutters: None Present**

Applicant is seeking to construct a garage 17.4' from the side yard setback where 25' is required. The building permit is denied without a variance from the ZBA. Appearing before the board is Bill Pybas, Guaranteed Builders, Inc. representing Robert and Patrice Duca. Bill: We would like to construct a 2 car attached garage. It has a septic system in the back of the existing dwelling which makes it impossible to put the garage in the back of the property. Board: Single story just a garage, no room over the top? Bill: Correct. Board: Is there a reason why it can't be 24' by 24'? Bill: No. Motion by Tim Twardowski to close public hearing. Seconded by Robert Acevedo. Unanimous by board. Motion by Robert Acevedo to grant the addition of a 24'x 24' foot single story garage for Robert and Patrice Duca of 1 Ann Marie Lane as shown on amended drawing by Empire Mapping. Second by Timothy Twardowski. Unanimous by board.

General Discussion

- Request submitted by Ted Ranieri for an extension for Lakeview Terrace special permit. Board has motioned to approve a 2 year extension for Lakeview Terrace earth removal permit dated March 18, 2016 to March 18, 2018. Motioned by Timothy Twardowski to close. Second by Robert Acevedo. Unanimous by board.
- Motion by Robert Acevedo to approve minutes of December 17, 2015. Second by Bruce Hunchard. Unanimous by the Board.

**Signature _____
Date _____**