

Franklin Zoning Board of Appeals
For Meeting Held On
Thursday, September 20, 2012
355 East Central Street
Franklin, MA 02038

Members Present
Bruce Hunchard
Robert Acevedo
Philip Brunelli
Sean Slater

13 Rolling Ridge Rd–Patrick Drake

Applicant is seeking a building permit to construct an attached 11' X 15' addition 12.8' from the side yard setback where 25' is required and a front yard setback of 33.7' to be no closer than the 29.7' that currently exists. This building permit is denied without a variance/special permit from the ZBA. An unpermitted detached deck is 2.8' from the house and 20' from the sideline and requires relief or must be moved to meet the requirements of an accessory building.

No Abutters Present.

Appearing before the board is Patrick M. Drake and Elisa L. Drake proposing an attached 11 X 15 addition on the right side of house where an unpermitted detached deck exists. Board: One story addition? Response: Yes. Board: Just a cathedral ceiling? Response: No probably not just thinking flat ceiling. Board: Is it off of your kitchen? Response: Do you want to see pictures? (See attached pictures) Board: Yes pictures are great. Board: Anything else you want to add? Response: No. Motion by Robert Acevedo to close public hearing second by Philip Brunelli. Unanimous by board. Motion by Robert Acevedo to take under advisement second by Philip Brunelli, unanimous by the board.

General Discussion - Motion by Robert Acevedo to grant a 12.2' sideline setback variance down to 12.8' where 25' is required, a 6.3' front yard setback variance down to 33.7' where 40' is required, for the proposed one story addition. To grant a 7.2' variance down to 2.8' where 10' is required for the existing accessory structure (detached deck outback). As shown on a plan entitled certified plot plan located at 13 Rolling Ridge Road in Franklin, MA dated August 9, 2012 by Continental Land Survey. Second by Philip Brunelli and Unanimous by the board.

684 Oak St- Andy & Melanie Mariotti

Applicant is seeking a building permit to construct a 24' x 30' addition 19.39' from the side yard setback where 25' is required and a front yard setback of 30.24' to be no closer than the 27.08' that currently exists. This building permit is denied without a variance/special permit from ZBA.

No Abutters Present

Appearing before the board is Andy Mariotti and Melanie Mariotti proposing a 24 X 30 addition to left side of existing structure. Board: Do you have any pictures? Response: I do have a 3D model on my computer. It is going to be a family room with a future bathroom and closet. Board: One story? Two story? Response: One story but maybe a loft off of upstairs bedroom. Board: Well that's not a loft. It is either going to be a closet or a storage room. Loft is open. Response: Yes that is what we are thinking. Board: So it is raised not ground level? Response: It is raised. Board: The application asks for relief down to 30.24' that's the way it was advertised, I'm pretty sure. It's a decision we have to make whether we want to give you that extra 3" or not. Response: O.K. No further questions. Motion by Philip Brunelli to close public hearing. Second by Robert Acevedo. Unanimous by board. Motion by Robert Acevedo to grant a 5.61' sideline "Variance" down to 19.39' where 25' is required and a front yard 9.76' front yard setback variance down to 30.24' where 40' is required for the proposed addition for the property located at 684 Oak St as shown on a plan entitled "Proposed Addition Plan Of Land dated August 1, 2012 by Colonial Engineering Inc. Second by Philip Brunelli. Unanimous by board.

General Discussion:

- **Motion by Robert Acevedo to approve the minutes of August 23, 2012. Seconded by Bruce Hunchard. Unanimous by the board.**
- **There will be no Zoning Board of Appeals meeting on October 4, 2012. Our next scheduled hearing will be October 25, 2012.**
- **Motion by Robert Acevedo to adjourn and second by Philip Brunelli. Unanimous by the board.**

Signature _____

Date _____