

**Franklin Zoning Board of Appeals  
For Meeting Held On  
Thursday, October 24, 2013  
355 East Central Street  
Franklin, MA 02038**

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

**580 Maple Street – Thomas & Catherine Cameron**

**Abutters: None**

**Applicant is seeking a building permit to construct an addition 9 feet from the sideline where 35 feet is required. The building permit is denied without a variance from the ZBA.**

**Appearing before the board is Catherine and Thomas Cameron proposing a 24' x 38' two car garage with family room, sunroom, laundry and ½ bath. Catherine: I have lived in this house for the last 40 years and would like to stay in it. The house is not user friendly to elderly people so we figured we would get it done and out of the way so we wouldn't have to move. Thomas: The challenge with this project is that our plot is an angled plot and the location that we are proposing is located in the only area that we can connect to the house. Board: You are on a pre-existing non-conforming lot and need a variance because you need dimensional relief for sideline setback. Thomas: We went back as far as we could to take advantage of the angle as much as possible on the plot, because we want to breakthrough in the dining room area. If we go back any further the access will be into our kitchen and we just had that remodeled so I am trying to avoid that. Board: Your driveway is on that side now correct? Thomas: Yes. We have spoken to our neighbors to make them aware of what we are proposing and they are all fine with it. Motion by Robert Acevedo to close the public hearing. Second by Timothy Twardowski. Unanimous by board. Motion by Robert Acevedo to grant a variance for 580 Maple Street for a 24 x 38 two car garage with a great room and sun room above giving them 26' of sideline relief on a plan entitled "Certified Plot Plan" located at 580 Maple Street, dated August 29, 2013 by Continental Land Survey LLC. Seconded by Timothy Twardowski, Unanimous by board.**

**270 Beaver Street – Jason Chianca**

**Abutters: None**

**Applicant is seeking a building permit to construct a 12'6" x 27' one story garage 2 feet from the sideline where 10 feet is required. The building permit is denied without a variance from the ZBA for sideline setback and common building height.**

**Appearing before the board is Jason Chianca proposing a 12'6" x 27' one story garage. Jason: I purchased the house about two years ago and the existing**

garage is dilapidated, it's an eyesore and it is becoming a safety hazard, it is leaning and is not square. I am basically just looking to move it a little closer to the house and further in the back yard to make it more conforming than it is now. Board: One of the reasons that it is dilapidated is because it is so close to the property line. Jason: Yes, it is only 6 inches from the property line. Board: Right now it is 6" and you want to go to 2'? Jason: Yes, correct and I am moving it back so it will be 10' from the house to conform to an accessory structure setback. Board: Motion by Robert Acevedo to close the public hearing. Second by Timothy Twardowski. Unanimous by board. Motion by Robert Acevedo to grant an 8' sideline variance down to 2' where 10' is required for 270 Beaver Street for Jason Chianca as shown on plan entitled "Variance Plot Plan for Garage" dated September 23, 2013 by Guerriere and Halnon. Second by Timothy Twardowski. Unanimous by board.

**General Discussion:**

- Motion by Robert Acevedo to approve minutes of September 26, 2013. Second by Timothy Twardowski. Unanimous by board.

Motion by Robert Acevedo to adjourn. Second by Timothy Twardowski. Unanimous by board.

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Signature \_\_\_\_\_

Date \_\_\_\_\_