

Franklin Zoning Board of Appeals  
For Meeting Held On  
Thursday, February 6, 2014  
355 East Central Street  
Franklin, MA 02038

Members Present  
Bruce Hunchard  
Robert Acevedo  
Timothy Twardowski

13 Haverstock Road – Timothy & Jayne Connolly

Abutters: None present

Applicant is seeking a variance for a one story family room and deck. The building permit is denied without a special permit from the ZBA. Appearing before the board are Timothy & Jayne Connolly. Applicant: We are looking to build a single floor family room. Given the unusual nature of the lot itself and our plan in mind we have chosen that particular location as being really the only place we can add the family room addition. It is a small cape and we don't have a lot of space and very difficult to entertain, our family is growing and the holidays are more and more difficult trying to accommodate everyone so we are trying to have more space for ourselves and add value to our home. Board: Why is this the only place you can put it? Mr. Connolly: The layout of the lot. The way the house is constructed we cannot put it off the side because of the fireplace. The back of the house is a kitchen towards the garage side so we can't do anything there. The family room is on the back of the house so it would flow from one room to the other. That is why this is our only option. Board: Could you just clarify why we couldn't shift this over towards the garage side? Mr. Connolly: The bathroom is in the middle so that cuts it off. We are basically envisioning this coming off of the existing living room. Motion by Tim Twardowski to close the public hearing. Second by Robert Acevedo. Unanimous by board. Motion by Robert Acevedo to grant a variance to construct a family room and deck 22.3 feet from the sideline where 35' is required giving a 12.7' variance on a drawing entitled "Proposed Addition Plot Plan" for 13 Haverstock Road dated January 7, 2014 by Colonial Engineering Inc. of Medway, MA. Second by Timothy Twardowski. Unanimous by board.

General Discussion:

- Motion by Robert Acevedo to approve minutes of January 2, 2014. Second by Bruce Hunchard. Unanimous by board.

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

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Signature \_\_\_\_\_

Date \_\_\_\_\_