

**TOWN OF HOLDEN  
ZONING BOARD OF APPEALS  
HEARING**

**JULIE-ANNE PRZYPEK**

**V 1104**

The Zoning Board of Appeals held a public hearing on April 7, 2011 at 7:00 p.m. in the Selectmens Room of the Starbard Building, 1204 Main Street, Holden, MA on the Petition of Julie-Anne Przypek for property located at 259 Reservoir Street for a Variance of 18,053 square feet from lot area requirements.

Members in attendance: R. Spakauskas, R. Fraser, F. Lonardo, J. Deignan and R. Butler.

The Chairman called the meeting to order. Since there were no objections, the reading of the legal notice and list of abutters was waived. The Secretary read the application, Findings of Fact and one letter from the Planning Board pertaining to the case, a copy of which is attached and made a part of the minutes.

Mr. Haghanizadeh, an Engineer from the H, S & T Group, representing the applicant, addressed the Board. In 2008, the applicant bought the property with the understanding it included a buildable lot. She wished to build a single-family house for her elderly parents. She thought she had gathered all the correct information and would meet all other requirements except for area requirements. Apparently there are drainage problems in the area caused by the Holden Chapel. If Ms. Przypek is granted this variance, she will work with the Church to provide an easement to eliminate that drainage problem to the neighbors.

F. Lonardo referred to the R-20 zoning district as never having a 30,000 square foot lot area requirements as stated in the application. He asked who it was that presented this as a buildable lot. Ms. Przypek said it was the builder.

Residents from #256 and #260 Reservoir Street both commented they have had issues with water in their basement for several years. Mr. Haghanizadeh said the source of everyone's problem is from the Holden Chapel at 279 Reservoir Street and the applicant is willing to work with them to ease everyone's problem.

R. Spakauskas asked if the existing lot was connected to town water. It was answered yes. There is a well located on the other lot, but will be connected to town water.

J. Deignan asked the applicant if she had considered adding an accessory apartment to her house as an alternative. Ms. Przypek said it would be more comfortable for everyone if they had their own space.

**Julie-Anna Przypek**

**Case No. V1104**

R. Fraser commented that the Board has received no input from Holden Chapel.

R. Spakauskas asked if the applicant had approached the Planning Board; the answer was no.

The public hearing was closed at 7:45 p.m.

The Board voted 4-1 to deny the variance request for the following reasons: *1) The soil, conditions, shape, or topography affecting the land in question did not meet the requirements of the variance and 2) It was not clear from the evidence that was presented to the Board that this involved a substantial hardship, financial or otherwise.*

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Ronald E. Spakauskas, Chairman