

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

MARK & KIMBERLY DROZD

V 1102

The Zoning Board of Appeals held a public hearing on March 17, 2011 at 7:00 p.m. in Memorial Hall, 1196 Main Street, Holden, MA on the Petition of Mark & Kimberly Drozd for property located at 31 Dorothy Avenue for a Variance for relief from rear setback requirements to allow for the construction of an addition.

Members in attendance: R. Spakauskas, S. Annunziata, R. Fraser, F. Lonardo and R. Butler.

Due to the fact that there was no one in attendance from the public, R. Fraser made a motion to waive the reading of the application and findings of fact. S. Annunziata seconded. Vote 5-0, motion approved.

The applicant addressed the Board and explained the need for a variance. Their porch is very small and they experience major heat loss. They would like to demolish it, rebuild and turn it into a family room. The width will not change.

F. Lonardo asked how the size of the addition was determined. Mr. Drozd said it was discussed with his builder. He also asked if there would be a deck. The applicant said no, there will be a four foot landing and stairs. He then indicated on the plan where the location of this addition would be.

Since there were no further comments or questions, the public hearing was closed at 7:15 p.m.

The Board voted 5-0 to approve the variance with the following conditions: ***1) Addition is limited to one story; 2) The area must be staked from the northwest corner seven feet +/- one foot from the rear lot line; 3) The exit stairs must be within the confines of the seven foot variance from the rear lot line.***

Ronald E. Spakauskas, Chairman