

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING  
MINUTES  
AUGUST 10, 2011

Chairman Pellegrine called the meeting to order at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

Present: Members – Fraenkel, Gotch, Katz, Pellegrine, Singer-Bansal

Alternate – Accorsi, Scruggs

Absent: Alternate – Clauson

**CURTIS & JOAN CHASE – 7:00 P.M.**

To hear comments on the application of Curtis & Joan Chase for a Variance of Art IX, Sec C.2.b (Note) to construct a 24' x 24' addition to a non-conforming garage approximately 18' from side property line where 35' is required at 67 Mountain Rd.

Mr. Chase said they are planning on adding additions to the back side of their garage and to the house. The garage addition will be used for vehicles and storage and will be no higher than the existing garage, with matching siding. Their stated hardship is that there is no other place for the garage due to the location of the septic system.

A Neighborhood Approval Sheet showing no objections from abutters and a certified receipt from a letter sent to one abutter was submitted.

**BUSINESS MEETING**

Singer-Bansal made a motion to approve the application of Curtis & Joan Chase for a Variance of Art IX, Sec C.2.b (Note) to construct a 24' x 24' addition to a non-conforming garage approximately 18' from side property line where 35' is required at 67 Mountain Rd, as shown on submitted plan.

The Board questioned whether a variance was necessary for the rear yard as well and decided that the zoning officer would be consulted in this matter. In the meantime they would act on the application as presented.

In favor of approving application: Gotch, Katz, Pellegrine, Singer-Bansal

Reasons for approving application:

- Non-conforming lot
- Topography
- Will not have a negative affect on neighborhood

Opposed to approving application: Fraenkel

Reason for opposing application:

- No demonstrated hardship

Application was approved.

**APPROVAL OF MINUTES FROM JULY 13, 2011**

Singer-Bansal moved to approve the minutes as presented. Scruggs seconded the motion. All in favor (Fraenkel abstained).

**ADJOURNMENT**

Meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

Sarah Accorsi  
Secretary