

**Town Of Hopedale
Decision of the Hopedale Zoning Board of Appeals**

Case: 03-2017

Applicant(s): Patricia Osborne
Owner: same
Property Address: 230 Mendon Street, Hopedale, MA 01747

Application Filed: April 4, 2017

Hearing Held: May 17, 2017

Relief Sought: The applicant is seeking a Variance from Section 13 of the Hopedale Zoning Bylaws for an addition of a screened porch.

Decision: Following a hearing, the Board voted unanimously to approve the Variance to build a screened porch at the above property address.

Certification

This is to certify that the above action was taken in compliance with the statutory requirements as set forth in Chapter 40A of General Laws, and that copies of this decision and plans referred to in this decision, if any, were filed with the Town Clerk on _____, 2017.

Special Permit or Variance is not in effect until the decision is recorded with the Worcester County Registry of Deeds and the building permit will not be issued until proof of recording is presented.

APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PERSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

Steven J. Gallagher, Chairman

**Record of Proceedings
Hopedale Zoning Board of Appeals**

Case: 03-2017

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Owner: same
Property Address: 230 Mendon Street, Hopedale, MA 01747

Hearing Proceedings

Hearing Date: May 17, 2017

On May 17, 2017, the Hopedale Board of Appeals held a public hearing on the above application. The hearing, which was convened following publication, posting and notice to parties in interest, pursuant to the provisions of M.G.L. c. 40A, Section 11, was opened by the Acting Chair at 7:15 pm.

The following Board Members noted as present were in attendance throughout the hearing:

- Chair (Chair): Steve Gallagher
- Voting Member: Mary Arcudi
- Voting Member: Lou Costanza
- Voting Member: Sandra Biagetti
- Voting Member: David Pagnini

Discussion details:

Ms. Osborne shared the information regarding the addition of a screened porch she would like to add to her home at 230 Mendon Street, Hopedale, MA. The proposed porch would be 12 feet back and 14 feet wide. For the record, no abutters were present.

After a discussion regarding the addition of the porch, David Pagnini made a motion to approve the variance from section 13, up to 20 feet, instead of 30 feet, from the rear lot line regulations. Nick Alexander seconded the motion and the motion passed unanimously in favor.