

MINUTES
Danvers Board of Appeals

#17-4688
March 13, 2017

Present: Robert Cignetti, Rebecca Kilborn, John Boughner,
Jeffrey Sauer

Also Present: Asst. Building Inspector, David Harris
Secretary, Marybeth Burak-Condon

ALEXANDER JOHN HINCMAN III (#17-4688) Requesting a variance from side setback to construct a new two car detached garage in accordance with Section 7, Table 2 of the Danvers Zoning Bylaws at **8 PRINCETON STREET**

John Boughner said I just want you to know that you are allotted a full board of five voting members which we do not have tonight. You can choose to move forward but it would be based on four votes, or ask for a continuation. Mr. Hincman said I will move forward.

Mr. Hincman said a few weeks ago when we were here there were a few suggestions from the board and we went back and looked at the plans and we decided we were going to go with the rotation that still allowed us the maximum distance off of the house and the pool and it looks the best. So we slid it off the back and made a 15 foot rear setback. Mr. Boughner said it looks like not only did you rotate it but you have 15 feet off of the back. Mr. Hincman said there were three trees on the front of the property, so we increased the garage in length from 32 to 36 feet.

Robert Cignetti said can you show me on the map where it says 15 feet. Mr. Hincman said at the top of the map in the shaded area.

Rebecca Kilborn said so the size of the building was 26 X 32. Mr. Hincman said that was the original proposal and we would like to extend it to 36. They discussed the plans submitted.

John Boughner said so just to be clear you have moved the setback to 15 feet, it is also 15 feet at the other corner? Mr. Hincman said we lined it up with the fence and will ultimately be lined up with the curb. Mr. Boughner said you have extended

the length which was 32 and is now 36? Mr. Hincman said correct.

AUDIENCE COMMENTS

There were three people from the audience who voted in favor of this application.

David Harris said the plan is showing a two foot overhang. Mr. Hincman said this is a front setback it is a corner lot.

Robert Cignetti said I will vote for this.

Rebecca Kilborn said I will vote for this and I want to compliment the applicant for the plans with such detail and for making the adjustments.

Jeffrey Sauer said I will vote for this and I want to thank the applicant for being flexible and helping us out.

John Boughner said I will vote for this I know you put a lot of thought into it, we struck a happy medium.

Robert Cignetti moved the board to grant the variance for the revised plan dated March 3, 2017 to allow the construction of a garage with a 15 foot setback where 30 feet was required, the hardship is the shape of the lot; this condition does not affect other [properties or structures] in the same zoning district; a literal enforcement of the zoning bylaws would involve a substantial hardship to the applicant; and granting this variance will not create a substantial detriment to the public good and will not nullify or substantially derogate from the intent or purpose of the zoning bylaws. Rebecca Kilborn seconded. All in favor.

Robert Cignetti motioned to adjourn. Rebecca Kilborn seconded. All in favor.