



**Zoning Board of Appeals**  
Meeting Minutes  
Wednesday, May 22, 2013

**Zoning Board of Appeals Attendees:**

Present: David Connolly, John Tuzik and David Delaney

Absent: Matthew Perkins

Vice Chairman David Delaney opened the meeting at 7:30 p.m. in the second floor hearing room and read the general rules of the hearing into the record.

**Continuance Public Hearing ZBA Case 2013-06V: 808-816 Circuit Street**

The Vice Chairman David Delaney reopened the public hearing to discuss the requested variance for 808-816 Circuit Street. The applicant Christopher Pongratz spoke to the Board requesting a variance for 816 Circuit Street to reduce the minimum side yard setback from 20 feet to 12.2 feet as stated in Section 7.410 of the Hanover Zoning By-Laws. The variance is requested by Christopher Pongratz in order for him to submit an ANR plan to the Planning Board that would move his property line. The relocation of his property line would make the existing garage structure non-conforming unless they are granted the variance from the setback requirements. Christopher Pongratz plans to sell his home and would like to move his property line around the existing garage. This action would grant the garage to his mother, current resident of 816 Circuit Street. Tony Marino, Director of Community Services submitted a letter to the Board which indicated that moving the lot lines would not create any new non-conformances by having the garage in a side yard. The location of the garage would be not be considered the front yard. Abutters Jim and Nancy Devine of 788 Circuit Street stated to the Board that the granting of the variance will not diminish the character of the neighborhood. Rodger Howes a lawyer representing the buyer of 808 Circuit Street stated to the Board that the buyer has no issue with the proposed variance. David Connolly made a motion to close the public hearing. John Tuzik seconded the motion. All other voted in favor. David Connolly made a motion to grant the variance with special conditions:

- The removal of three overhead door and finish the back side of the garage. Making the garage inaccessible from 808 Circuit Street.
- Remove asphalt pad that leads to the garage from 808 Circuit Street.

John Tuzik seconded the motion. All others voted in favor.

**Continuance Public Hearing ZBA Case 2013-08CP: Webster Village**

The Board received a request for continuance of the public hearing ZBA case 2013-08 Comprehensive Permit for the Webster Village 40B housing development. John Tuzik made a motion to grant the continuance until Wednesday June 19 at 7:30 p.m. David Delaney seconded the motion. All others voted in favor.

**Meeting Minutes:** The Board reviewed the ZBA meeting minutes of May 8, 2013. David Connolly made a motion to accept the ZBA meeting minutes of May 8 with corrections. John Tuzik seconded the motion all other voted in favor.

**Miscellaneous:**

David Delaney made a motion to adjourn the meeting at 8:30p.m. John Tuzik seconded the motion, all others voted in favor.

Respectfully submitted by: Peter Matchak, Administrative Assistant