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By Town Clerk's Office at 1:57 pm, Jun 27, 2022

**MINUTES OF THE MEETING OF THE BOARD OF APPEALS  
BURLINGTON, MA  
June 7, 2022**

Chairman Michael Murray Jr. called the meeting of the Burlington Board of Appeals to order at 7:30 p.m. The meeting was held in the Main Town Hall Meeting Room, 2nd Floor, 29 Center Street, Burlington  
Present: Michael Murray Jr, Charles Viveiros, Mark Burke, John Sullivan, Jeff DiBona, Jeremy Harrington  
Absent: Joe Currier

**Modification****2022-1****28 Harriett Ave**

*The petition of Claude and Jean Valle for property located at 28 Harriett Ave, Burlington, MA 01803, as shown on the Burlington Assessor's records, Map and Parcel reference: 43-182-0. The applicant is seeking a modification on a previous variance to construct a 16' x 24' detached garage. This modification is to reduce the required 15-foot requirement to 4.6 feet.*

*Violation of Article V-Section 5.2.0 Burlington Zoning By-law requires a minimum of 15-foot setbacks.*

Robert Bonanno from Bonanno Construction introduced himself and Mr. Valle and explained during the installation of the foundation for the garage/shed we thought we were following the point installed by the original surveyor. However, when they went to get an as-built for the foundation the surveyor couldn't do the work so we were forced to hire a different surveyor and he informed us we were following an incorrect point and the foundation is 4 inches to close to the lot line. He stated they were asking for a modification because it would cost approximately \$12,000.00 to remove the foundation and install a new one.

Mr. Sullivan stated it is a mistake and that it is and asked if the neighbor was present to speak.

Mr. Viveiros asked for clarification on the amount needed to be changed and was informed 4.6 inches.

The other members had no concerns.

Hearing open to the public:

Roderick Urquhart from 28 Wildmere stated he had no concerns about the modification.

Arthur MacDonald from 24 Wildmere stated it is an older neighborhood and the boundary lines are very tight and he didn't feel the change would impact the neighborhood.

A signed letter from the neighbors supporting the change, was presented to the Board.

Motion made and seconded to close the public hearing. 5-0 to close the public hearing.

Motion made and seconded to grant a modification to the previous variance to the modification of the previous variance to construct a 16' x 24' detached garage within the required 15-foot sideline property setback to 4.6 feet. as shown on plans dated with 5-24-2021 submitted with the application.

Minutes Motion made and seconded to approve the minutes from May 17, 2022. 5-0 in favor

Adjourn Motion made and seconded to adjourn. 5-0

June 6, 2022

To the Burlington Board of Appeals:

We are reaching out on behalf of Claude and Jean Valle, neighbors of ours at 28 Harriett Avenue. We are aware of the modification of the previous variance the Valles are seeking to reduce the 15 foot requirement to 4.6 feet and have no objection to this request. We hope you will approve their request.

Thank you,

Kristi Passa 27 Harriett Ave.

Bill & Joanne <sup>gas</sup> Donald 24 Harriett Ave

Robus & Carl Christensen 26 Wildmere Ave

Ken + Mary-Jo UROVHANT 28 Wildmere Ave

Arthur Mac Donald 24 Wildmere Ave

William Conroy 30 Wildmere Ave

Chris [Signature] 23 Harriett Ave

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