



**Town of Grafton
Zoning Board of Appeals
30 Providence Road
Grafton, MA. 01519**

**508-839-5335 x 1154 - Fax: 508-839-4602
E-mail: koshivosk@grafton-ma.gov
Website: www.grafton-ma.gov**

Zoning Board of Appeals

New Case Notice

Case Number #

2017 / 836

The Grafton Board of Appeals has received a petition from **RICHAR AND MARY BARNARD**

for **2 SARTELL ROAD** requesting that the Zoning Board of Appeals grant a Special Permit
to allow: **THE ADDITION OF A ATTACHED GARAGE ON A PRE-EXISTING, NON-CONFORMING
STRUCTURE WITHIN THE 15' SIDE YARD SETBACK.**

Map: 74 Lot: 64.0 Block: 0000

The Board will conduct a Public Hearing on **Thursday, September 14, 2017** at 7:00 PM in Conference
Room A, at the Municipal Center, 30 Providence Road, Grafton, MA 01519 to consider this request.

ZONING BOARD OF APPEALS

William McCusker, Chairman

Vice Chairman

William Yeomans, Clerk

Elias Hanna, Member #1

Kay Reed, Member #2

Karl Chapin, Member #3

Megan Perrotta, Alternate #1

RECEIVED TOWN CLERK
GRAFTON, MA
2017 AUG 18 AM 11 34

RECEIVED TOWN CLERK
GRAFTON, MA

RECEIVED
AUG 18 2017
Zoning Board of Appeals

**PETITION TO THE ZONING BOARD OF APPEALS
TOWN OF GRAFTON, MASSACHUSETTS**

DATE: XX

I/We hereby petition your Board to conduct a public hearing and consider the granting of relief from under hardship resulting from literal enforcement of the protective Zoning Bylaw, by exercising your power to:

(Mark one)

- Review refusal of Selectman or others to grant a permit
- Grant a **VARIANCE** from the terms of the Zoning Bylaw, SECTION _____.
- Grant a **SPECIAL PERMIT** for a specific use which is subject to the approval of your Board.

FOR LAND/BUILDINGS AT 2 SARTELL RD.

TO ALLOW:

Modification of an existing non-compliant structure: construction of an attached m/c-car garage to add a garage to a pre-exist. non-conforming structure where the backyard setback is only 10' where 15' is required.

Please complete this entire section:

Location of property: Tax Plan # 74⁰⁰ Plot # 64.00
 Zoning District in which the property is located: R20
 Title of Property in name of: RICHARD + MARY BARNARD
 Whose address is: 2 SARTELL RD.
 Deed recorded in Book # _____, Page # _____
 Plan Book # _____, Plan # _____
 Signature of Petitioner: [Signature]
 Print Name Richard Barnard
 Address of Petitioner: 2 SARTELL RD., GRAFTON, MA
 Phone Number of Petitioner: 774-287-6135

RSTIRB@me.com

Residential Property Record Card

Parcel ID: 110/074.0-0000-0064.0 MAP: 074.0 BLOCK: 0000 LOT: 0064.0 Parcel Address: 2 SARTELL ROAD FY: 2017

PARCEL INFORMATION
 Use-Code: 101 Sale Price: 132,000 Book: 11320 Road Type: T Inspect Date: 10/21/2010
 Tax Class: T Sale Date: 05/13/1988 Page: 200 Rd Condition: P Meas Date: 10/21/2010
 DODMAN MORAG Tot Fin Area: 1199 Sale Type: P Cert/Doc: Traffic: L Entrance: C
 Address: 2 SARTELL ROAD Tot Land Area: 0.132 Sale Valid: Y WINANS & MORRISON Water: PS Collect Id: RB
 Sewer: Grantor: WINANS & MORRISON Sewer: SW Inspect Reas: Open Sp-B/L % 0/0
 Exempt-B/L % 100/100 Resid-B/L % 0/0 Comm-B/L % 0/0

RESIDENCE INFORMATION				LAND INFORMATION			
Style:	CO	Tot Rooms:	6	Main Fn Area:	770	Attic:	
Story Height:	1.50	Bedrooms:	2	Up Fn Area:	429	Bsmt Area:	572
Roof:	G	Full Baths:	1	Add Fn Area:		Fn Bsmt Area:	
Ext Wall:	AV	Half Baths:	1	Unfin Area:		Bsmt Grade:	
Masonry Trim:	T	Ext Bath Fix:	1	Tot Fin Area:	1199	Foundation:	ST
Bath Qual:	T	RCNLD:	131573	Kitch Qual:	M	Eff Yr Built:	1981
Mkt Adj:		Heat Type:	ST	Ext Kitch:	0	Year Built:	1924
Sound Value:		Fuel Type:	O	Grade:	A	Cost Bldg:	131,600
Fireplace:		Bsmt Gar Cap:		Condition:	AG	Alt Str Val1:	
Central AC:	N	Bsmt Gar SF:		Pct Complete:	1172	Alt Str Val2:	
Alt Gar SF:		%Good P/F/E/R:		Porch Area		Porch Grade Factor	
Porch Type				12			
P				160			
E				248			
W							

VALUATION INFORMATION

Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class
1	P	101	S	5760		N	99,403	

Current Total: 231,000 Bldg: 131,600 Land: 99,400 MktLnd: 99,400
 Prior Total: 200,900 Bldg: 121,100 Land: 79,800 MktLnd: 79,800

Photo

2 SARTELL ROAD

Sketch



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 ext 170 • FAX: (508) 839-4602
 www.town.grafton.ma.us

TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing" with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	___	___	<input type="checkbox"/> Septic System	___	___
<input type="checkbox"/> Building - Electric	___	___	<input type="checkbox"/> Conservation	___	___
<input type="checkbox"/> Building - Plumbing	___	___	<input type="checkbox"/> Planning	___	___
<input type="checkbox"/> Board of Health	___	___	<input checked="" type="checkbox"/> Other	___	___

ZPBT

Other Permit: _____

<p><u>Richard Barnard</u> Petitioner Name</p> <p><u>2 Sartell Rd.</u> Petitioner Address</p> <p><u>Grafton, MA 01519</u> City, State, Zip</p>	<p><u>Same</u> Property Owner / Applicant</p> <p>_____ Property Address</p> <p><u>Grafton, MA</u> City, State, Zip</p>
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Phone: _____

Date:	Current	Delinquent	N/A
Real Estate	X		
Personal Property			X
Motor Vehicle Excise			X
Disposal	X		
General Billing			X

[Signature] _____ 8/18/17 _____
 Treasurer / Collector Signature Date

**ZONING BOARD OF APPEALS
TOWN OF GRAFTON, MASSACHUSETTS
APPLICATION FOR VARIANCE/SPECIAL PERMIT
INFORMATION FOR PETITIONERS**

1.) BASIS FOR APPEALS:

An appeal to the Board of Appeals may be taken by a person aggrieved by reason of his/her inability to obtain a permit from any administrative official under the provisions of Chapter 40A as amended by Chapter 808 of the General Laws, or by any officer of board of the Town, or by any person aggrieved by any order or decision of the Building Inspector of other administrative official in violation of any provisions of Chapter 40A, or any ordinances of bylaw adopted thereunder, or by any person seeking a Special Permit.

2.) WHEN APPEAL MAY BE TAKEN:

Any appeal of the Board of Appeals must be taken within thirty (30) days from the date of the order or decision being appealed or in the case of a Special Permit, within a reasonable time after written advisement of need for said permit.

verbal - from bldg inspector, May 12, '17

3.) HOW APPEALS MAY BE TAKEN:

Any appeal to the Board of Appeals must be made by completing a Form of Appeal, as supplied by the Board, and filing two (2) copies of said form in the Office of the Town Clerk. Accompanying such filing shall include:

- I.** One copy of the Town of Grafton Tax Map(s) showing the subject property, the immediate abutting said property and all parcels next adjoining the land of the immediate abutters. (May be obtained in the office of the Board of Assessors or on-line at the Town of Grafton's web site www.grafton-ma.gov.)
- II.** A certified plot plan of the property, either prepared by an engineer or a registered land surveyor showing the location of buildings or structures to the lot lines including proposed buildings, with their locations on the lot. The names of the owners of abutting property should be shown also.
- III.** Listings of the names and addresses, as they appear on the most recent local list available in the Assessors' Office, of abutters, owners of land within three hundred (300) feet of the property lines. These listings must be certified by the Town Assessors.
- IV.** A Certificate of Good Standing must be signed off by the Treasurer/Collectors office and submitted with the application.
- V.** All applications shall be accompanied by a check, payable to the Town of Grafton in the amount of one hundred sixty five (\$165.00) dollars.

get from surveyor

4.) FORM OF APPEALS:

All appeals must be in writing, in duplicate, and signed by the applicant or his attorney. These documents shall be filed in the Office of the Town Clerk of Grafton. One copy is to be sent to the Building Inspector and one copy to the Clerk of the Board of Appeals. A form for Appeal is attached hereto. A site plan of the property involved in the appeal must accompany the appeal.

5.) CONDITIONS TO BE MET FOR GRANTING A VARIANCE/SPECIAL PERMIT:

Before making formal application for a variance/special permit from the Town of Grafton Zoning Bylaws, you, the applicant, must be aware of the conditions that must be met before the Zoning Board of Appeals may act favorably upon you request.

- I. A hardship exists upon your land that requires you to apply for a variance.
Example: A ledge or rock condition exists upon your property which does not allow you to construct within the conformity of the bylaw. Financial hardship, by itself is not a reason for granting a variance.
- II. The condition affecting you property is incidental to that property and not generally affecting other parcels within your zoning district.
- III. A variance may be granted without substantial detriment to the public good. This is to say, for example, that excess traffic would not result by the granting of the variance, or that the rights of your neighbors would not be infringed upon.
- IV. A variance cannot substantially derogate from the intent and purpose of the bylaw. Varying a front yard setback from 30 – 10 ft. would be, in most instances, substantial derogation from the intent and purpose of the Town of Grafton Zoning Bylaws.

do these apply?

Your presentation before the Board should specifically relate to all four above prerequisites. If in doubt, contact an attorney before filing your appeal. If your appeal were denied then you would have to wait two (2) years before reapplying. It is best to be fully prepared at the time of the hearing.

6.) HEARINGS:

Legal Notices of the hearing will be published in the Grafton News 2 weeks prior to the hearing date. Legal notices will also be sent to the applicant, abutters and to such other persons as the Board deems to be interested parties. The applicant may appeal in person or be represented by an attorney. The applicant will be given an opportunity to present witnesses, evidence, and persons appearing in opposition will also be given an opportunity to be heard. No cross-examination of the witnesses will be allowed except at the discretion of the Board. The Board may in its discretion permit arguments at the close of the evidence.

7.) Representation and Appearance before the Board

Applicants for relief must appear at the hearing either in person or by way of an "Authorized Representative". An Authorized Representative means the following:

For Applicants who are Individual Property Owners

Applicants who are individual property owners may allow an engineer, architect, contractor or other person to appear before the Board on their behalf provided that the ~~Individual Property Owner has sent a letter to the Board in advance of the hearing identifying the engineer, architect, contractor or other person as their authorized representative.~~

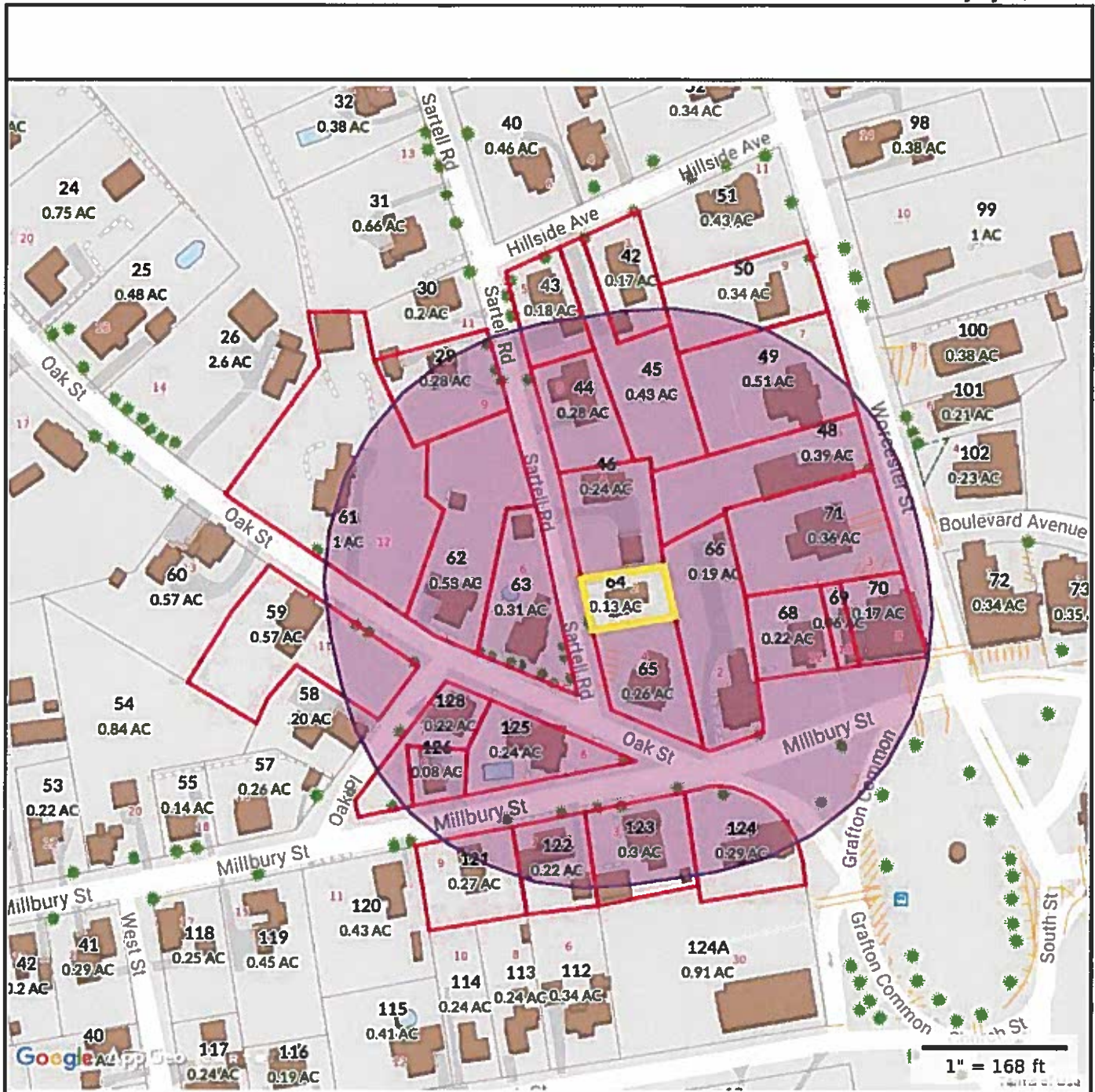
For Applicants who are Corporate Property Owners (e.g. corporations and LLCs)

An applicant that is a corporate entity may appear before the Board if it is represented by any of the following:

- 1.) An attorney licensed to practice law in the Commonwealth of Massachusetts.
- 2.) A corporate officer (e.g. President, Treasurer or Clerk) provided that the person purporting to be a corporate officer produces evidence of such executive status in the form of a corporate vote of the board of directors or a copy of corporation's annual report on file with the Massachusetts Secretary of the Commonwealth.
- 3.) A non-executive employee or an engineer, architect, contractor or other person provided that the corporate entity sends a letter to the Board in advance of the hearing designating such non-executive employee, engineer, architect, contractor or other person as the corporate entity's designated agent authorized to act on behalf of the corporate entity. However, all letters from corporate entities must be signed by a corporate officer (e.g. President, Treasurer or Clerk in the case of a corporation or the Manager in the case of a limited liability company).


8.) DECISION:

The applicant will be notified, in writing, of the decision of the Board. The decision will also be mailed to all abutters and interested parties.



Property Information

Property ID	110/074.0-0000-0064.0
Location	2 SARTELL ROAD
Owner	BARNARD RICHARD



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 6/1/2016
Properties updated 12/22/2016