



Office of the Zoning Board of Appeals

30 Providence Road

Grafton, Massachusetts 01519

Phone: (508) 839-5335 x 1154 - Fax: (508) 839-4602

koshivosk@grafton-ma.gov

www.grafton-ma.gov

RECEIVED TOWN CLERK
GRAFTON MA
2017 MAR 9 AM 10 12

THE COMMONWEALTH OF MASSACHUSETTS

Town of Grafton

BOARD OF APPEALS

Thursday, March 02, 2017

Case Number:

2017 / 830

Variance

ERICA & MICHAEL ZIEMZSZKO

of 12 HUDSON AVENUE requesting that the Zoning Board of Appeals grants Variance
Decision of the Board of Appeals on the petition of

A VARIANCE OF 30' ON THE MINIMUM FRONTAGE WHERE 140' IS REQUIRED AND ONLY 110' EXISTS AND 90' ON THE LOT WIDTH WHERE 140' IS REQUIRED AND ONLY 50' EXISTS TO BUILD ONE HOUSE ON THE 4 ACRE LOT.

At their duly held meeting Thursday, March 02, 2017 the Zoning Board of Appeals took the following action

The following motion was made by Member - Ms. Reed and seconded by Member- Mr. Chapin

That the Zoning Board of Appeals grant a Variance to **ERICA & MICHAEL ZIEMZSZKO**

at 14 HUDSON AVENUE GRAFTON MA

OF 30.02' ON THE MINIMUM FRONTAGE WHERE 140' IS REQUIRED AND 90' ON THE LOT WIDTH WHERE 140' IS REQUIRED TO BUILD ONE SINGLE FAMILY HOME ON THE LOT.

FINDINGS:



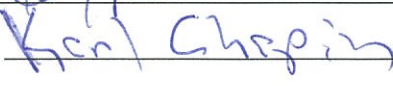
- F1. THE PARCEL IS LOCATED IN THE R40 ZONING DISTRICT.
 - F2. THE R40 ZONE REQUIRES 140' OF FRONTAGE.
 - F3. THE PARCEL HAS 110.08' OF FRONTAGE.
 - F4. THE R40 ZONE REQUIRES A LOT WIDTH OF 140'.
 - F5. THE PARCEL HAS A LOT WIDTH OF 50'.
 - F6. A PARCEL OF THIS SIZE WOULD NORMALLY ALLOW FOR A 2-3 LOT SUBDIVISION.
 - F7. THE RIVERFRONT BUFFERS REDUCE THE BUILDABLE AREA TO ALLOW FOR ONLY 1 HOUSE.
- BASED ON FINDINGS F1-F7, WE FIND A HARDSHIP EXISTS OWING TO UNIQUE CONDITIONS OF THE LOT (RIVERFRONT).
- F8. A SINGLE FAMILY HOME IS CONSISTANT WITH THE NEIGHBORHOOD.
 - F9. A SINGLE FAMILY HOME WOULD NOT DEROGATE FROM THE INTENT OF THE BY-LAW.
- BASED ON FINDINGS F8-F9, THE CONSTRUCTION OF A SINGLE FAMILY HOME WOULD NOT BE MORE DETRIMENTAL TO THE NEIGHBORHOOD.

On a roll-call vote:

Chairman: Yes	Member 2: Yes
Vice Chairman:	Member 3: Yes
Clerk: Yes	Alternate 1: Yes
Member 1: Absent at Hearing	

Motion Granted

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L. c. 40A.

William McCusker, Chairman	_____
Vice Chairman	_____
William Yeomans, Clerk	
Elias Hanna, Member 1	_____
Kay Reed, Member 2	
Karl Chapin, Member 3	
Megan Perrotta, Alternate Member 1	_____