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THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS

Thursday, September 3, 2020

Case Number:
2020/872
Special Permit

CHRISTOPHER MULVEY of 26 KAYE CIRCLE requesting that the Zoning Board of Appeals grants a Special Permit:

TO ALLOW THE CONSTRUCTION OF A 1,400 SQ. FOOT 3 CAR GARAGE ON A PRE-EXISTING, NON-CONFORMING STRUCTURE. WHERE A 30' FRONT SETBACK IS REQUIRED AND THE DWELLING IS 24.3' OFF THE FRONT LOT LINE. LOOKING FOR 5.7' OF RELIEF.

At their duly held meeting on Thursday, September 3, 2020 the Zoning Board of Appeals took the following action: Motion was made by Mr. Yeomans and seconded by Vice Chair Ms. Desrosiers:

That the Zoning Board of Appeals grant a Special Permit to CHRISTOPHER MULVEY at 26 KAYE CIRCLE GRAFTON MA TO CONSTRUCT A 1,400 SQ. FOOT, 3 CAR GARAGE PER EXHIBIT A, ATTACHED.

FINDINGS:

- F1. THE STRUCTURE WAS BUILT IN 1954.
 - F2. THE PARCEL IS LOCATED IN THE R20 ZONING DISTRICT.
 - F3. THE R20 ZONE REQUIRES 140' OF FRONTAGE.
 - F4. THE R20 ZONE REQUIRES A 20,000 SQUARE FOOT LOT.
 - F5. THE LOT IS 19,102 SQUARE FEET.
 - F6. THE R20 ZONE REQUIRES A 30' FRONT YARD SETBACK AND THE STRUCTURE IS LOCATED 24.3' OFF THE FRONT YARD
- BASED ON FINDINGS F1 TO F6, THE CURRENT STRUCTURE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.
- F7. THE CURRENT USE IS RESIDENTIAL.
 - F8. THE CURRENT HOME IS A 4 BEDROOM, 2 BATH HOME, PROPOSED HOME IS A 4 BEDROOM, 2 BATH HOME.
 - F9. THE NEIGHBORHOOD CONSISTS OF PRIMARILY RESIDENTIAL DWELLINGS.
- BASED ON FINDINGS F7 TO F10, THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.

On a roll-call vote:

Chairman: Yes
Vice Chariman: Yes
Clerk: Yes
Member 1: Yes

Member 2: Yes
Alternate 1: Present at Hearing
Alternate 2: Present 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.

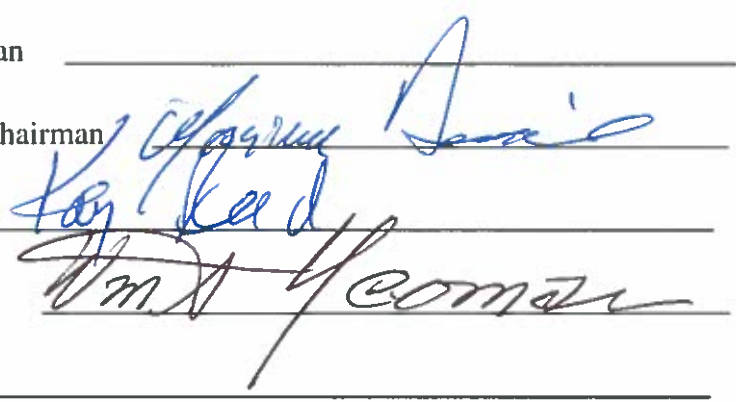
William McCusker, Chairman

Marianne Desrosiers, Vice Chairman

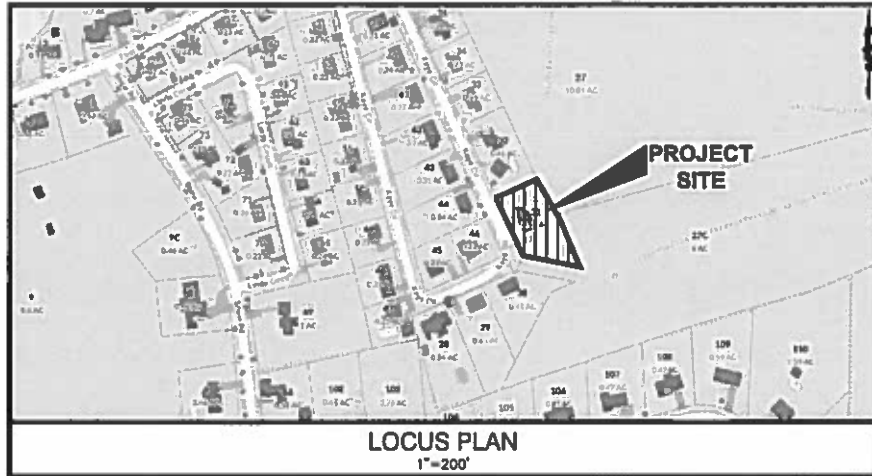
Kay Reed, Clerk

William Yeomans, Member

Brian Waller, Member



Ex A 9/13/2020



NOTES:

1. THIS PLAN WAS PREPARED BY H. S. & T. GROUP, INC. OF WORCESTER, MASSACHUSETTS AND IS BASED ON AN ON THE GROUND BOUNDARY SURVEY PERFORMED BY H. S. & T. GROUP, INC. ON MAY 20, 2020.
2. THE DEEDS FOR THESE PARCELS ARE RECORDED IN BOOK 59895 PAGES 150 AT THE WORCESTER REGISTRY OF DEEDS.
3. THE GRAFTON ASSESSOR'S GRID INDEX MAPS SHOW THESE PROPERTIES AS MAP-BLOCK-LOT 28-0000-0031.
4. THIS PROPERTY IS PART OF THE MEDIUM DENSITY RESIDENTIAL (R-20) ZONING DISTRICT IN THE TOWN OF GRAFTON, MASSACHUSETTS.
5. PROPOSED WORK WILL REQUIRE A NOTICE OF INTENT FILING WITH GRAFTON CONSERVATION COMMISSION AND MASSDEP.

LOT ZONING SUMMARY

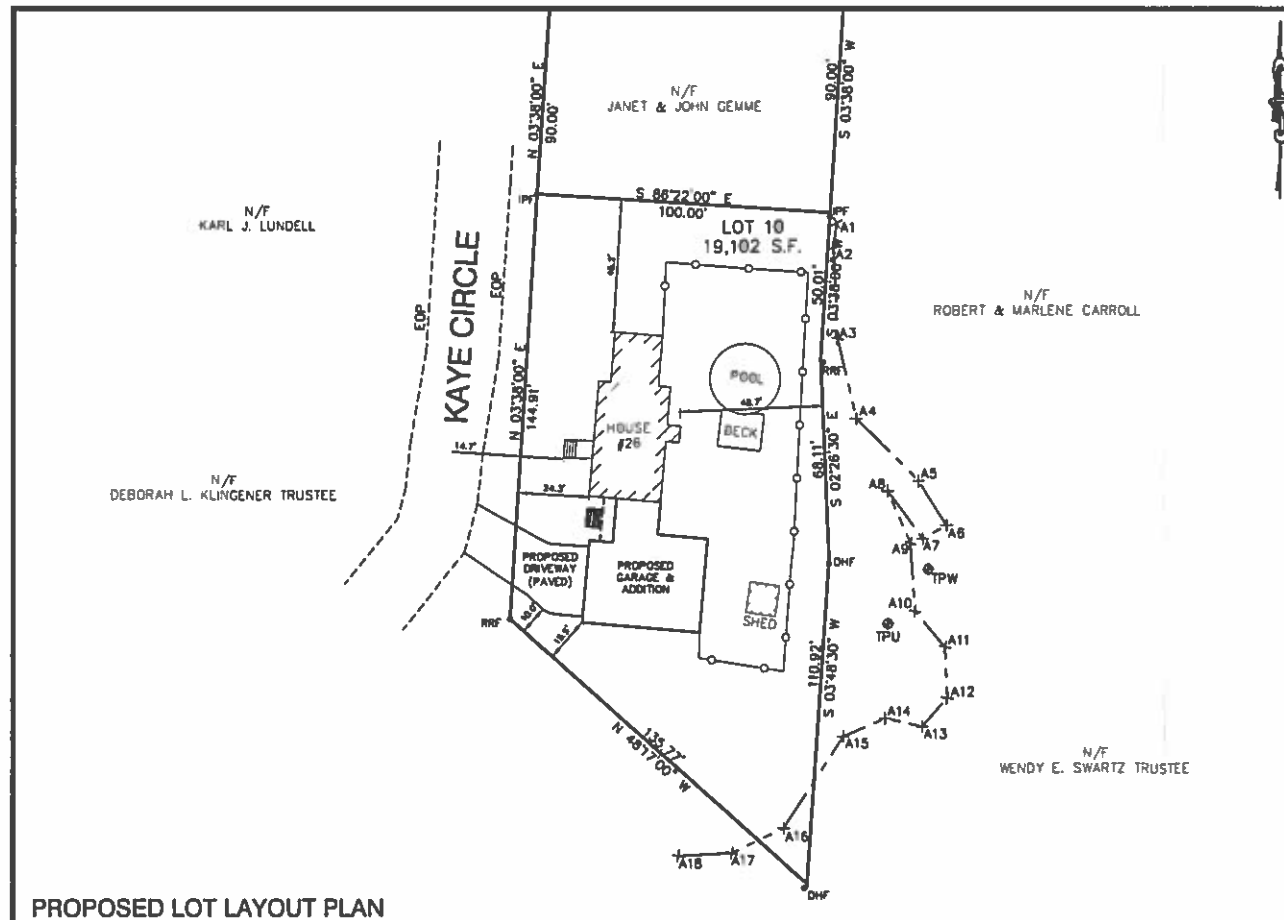
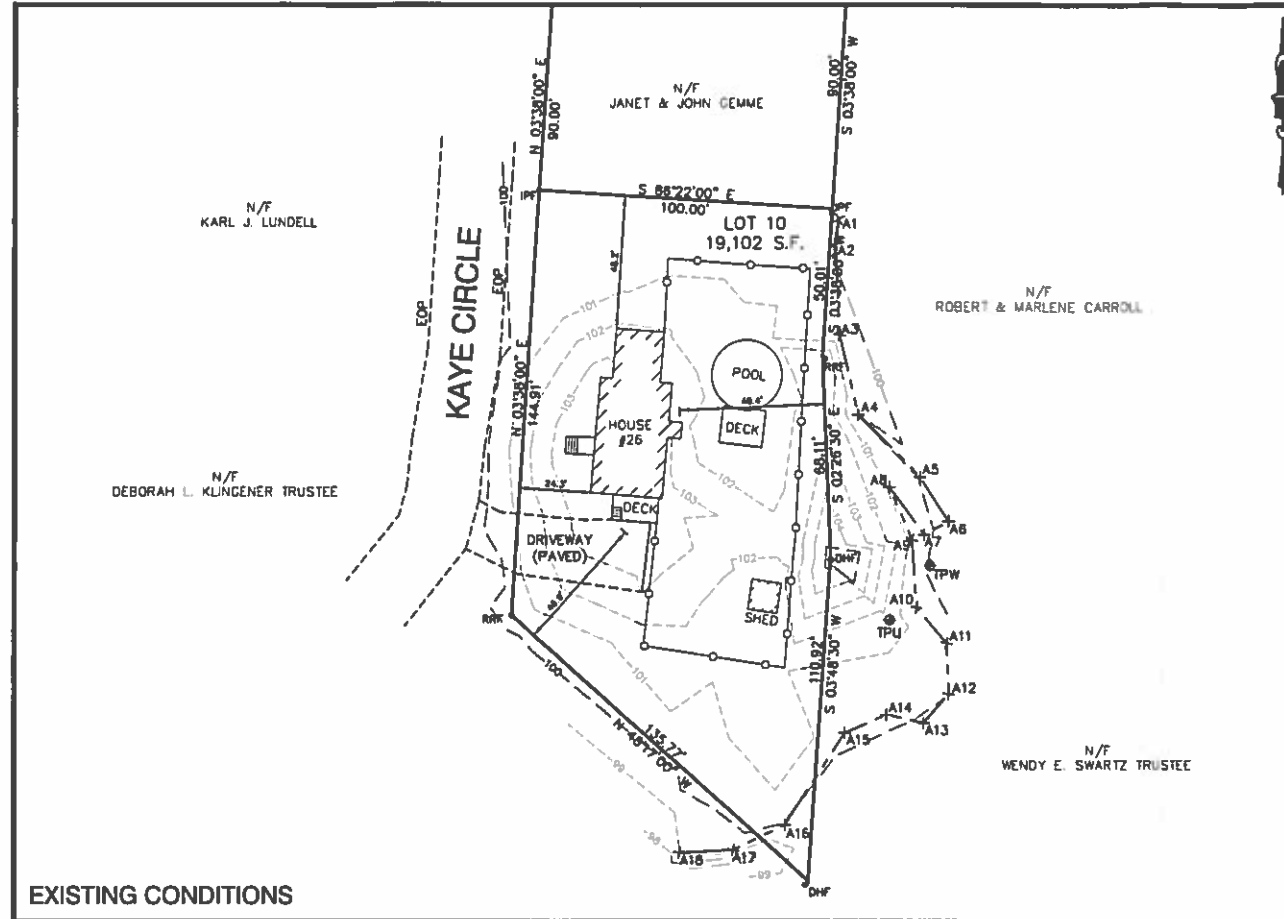
TOTAL LOT AREA: 19,102 SF
 ZONING DISTRICT: R-20
 EXISTING USE: EXISTING SINGLE FAMILY DWELLING
 PROPOSED USE: ATTACHED GARAGE ADDITION ONTO EXISTING DWELLING

ZONING TABLE

ZONING REGULATION-SINGLE FAMILY	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	19,102 SF	19,102 SF
MINIMUM LOT FRONTAGE	125 FT	144.91 FT	144.91 FT
MINIMUM FRONT YARD SETBACK	30 FT	24.3 FT	24.3 FT
MINIMUM SIDE YARD SETBACK	15 FT	45.2 FT	15.9 FT
MINIMUM REAR YARD SETBACK	30 FT	48.7 FT	48.7 FT
MAXIMUM LOT COVERAGE	30%	8.6%	14%

THE FOLLOWING RELIEF IS REQUESTED:

1. SPECIAL PERMIT FOR THE EXPANSION OF A PRIVILEGED NONCONFORMING STRUCTURE (NONCONFORMING DUE TO A FAILURE TO SATISFY THE DIMENSIONAL REQUIREMENTS OF THE ZONING DISTRICT).



NOT FOR CONSTRUCTION
 THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

PLAN REVISIONS:

NO.	DATE	DESCRIPTION	BY
2	8-21-20	ZBA COMMENTS	ZC
1	8-08-20	ZBA COMMENTS	ZC



H. S. & T. GROUP, INC.
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 EMAIL: INFO@HSTGROUP.NET WWW.HSTGROUP.NET

SPECIAL PERMIT SITE PLAN

26 KAYE CIRCLE, NORTH GRAFTON, MA

APPLICANT/OWNER:
 CHRISTOPHER MULVEY & LAURA CRANSHAW
 26 KAYE CIRCLE, NORTH GRAFTON, MA

DATE: 07/16/2020	COMP'D: DJT	FIELD: PS
SCALE: 1"=30'	CAD: STF	FLD. BK: 657-104
ZONE: R2	REV'D: DJT	DWG: KAYE28SITE
JOB NUMBER: 6727	SHEET NUMBER	
DWG NUMBER: XXXX	1 of 1	