

- 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.

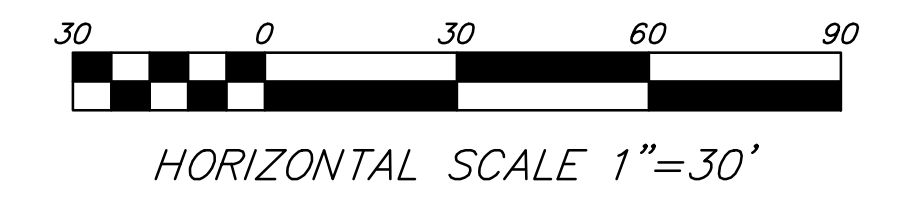
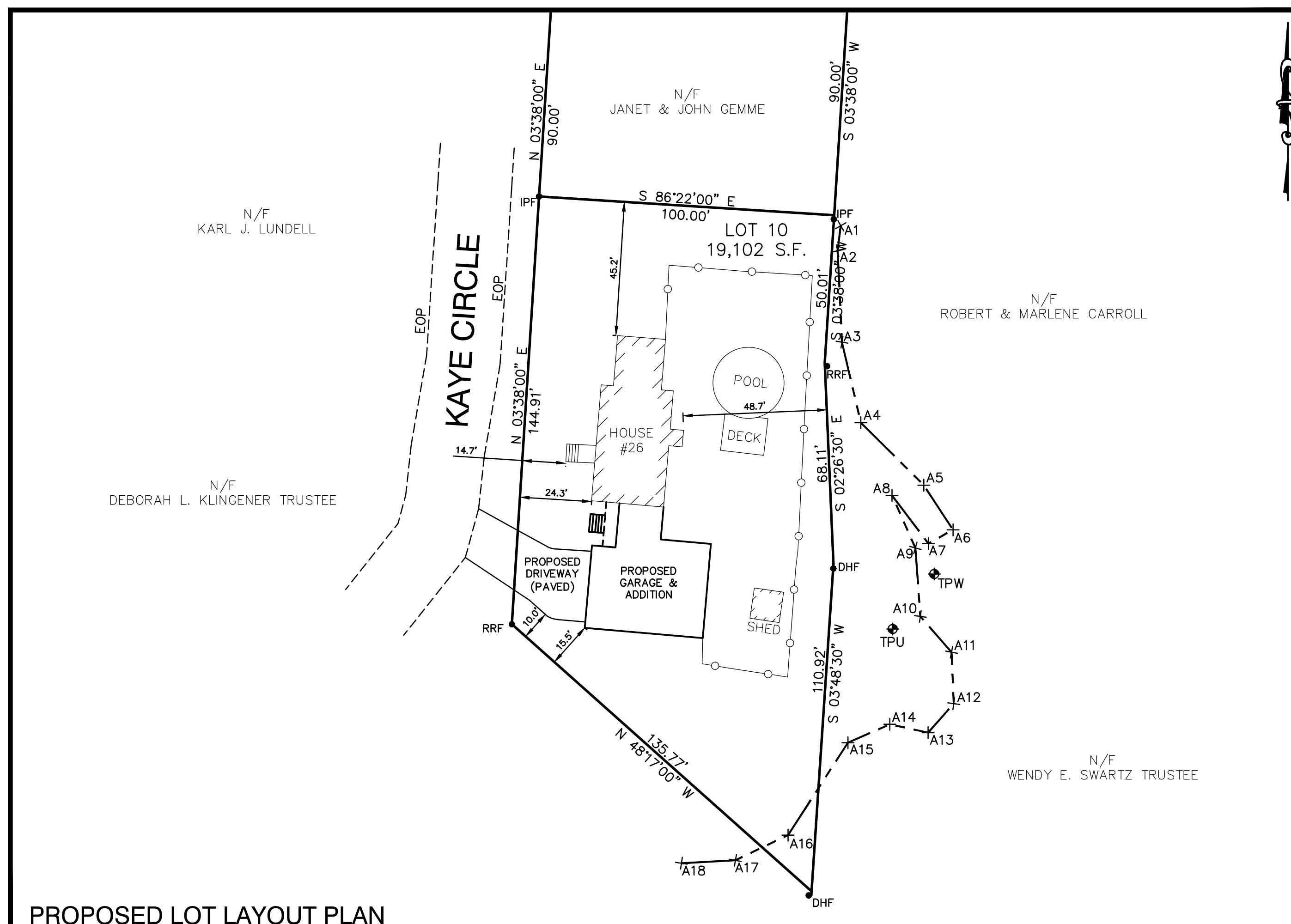
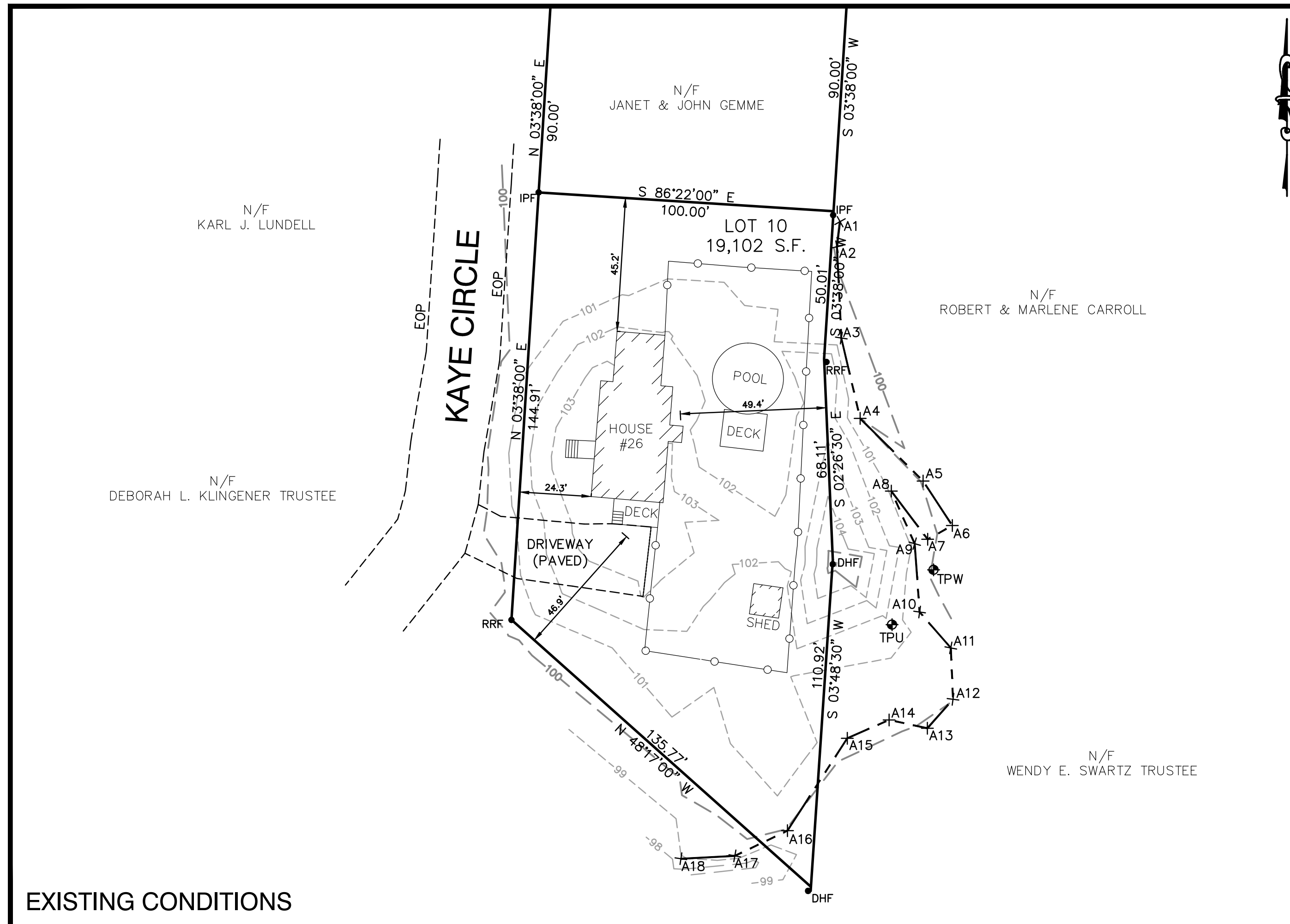
LOT ZONING SUMMARY

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	15.5 FT
MINIMUM REAR YARD SETBACK	30 FT	48.7 FT	48.7 FT
MAXIMUM LOT COVERAGE	30%	6.6%	14%

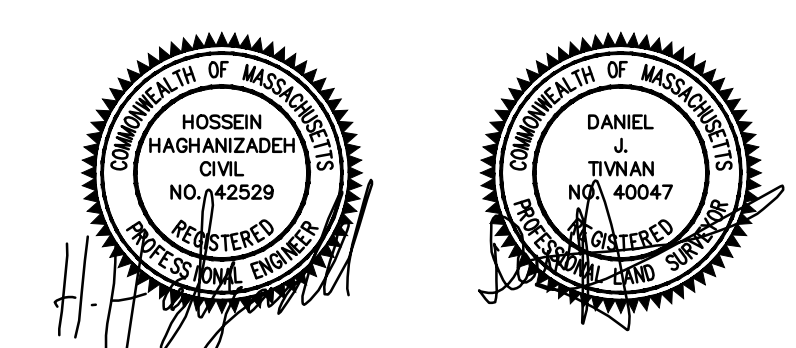
- THE FOLLOWING RELIEF IS REQUESTED:**
1. SPECIAL PERMIT FOR THE EXPANSION OF A PRIVILEGED NONCONFORMING STRUCTURE (NONCONFORMING DUE TO A FAILURE TO SATISFY THE DIMENSIONAL REQUIREMENTS OF THE ZONING DISTRICT).



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	8-06-20	ZBA COMMENTS	ZC



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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:	KAYE26SITE
JOB NUMBER: 6727	SHEET NUMBER 1 OF 1		
DWG NUMBER: XXXX			