



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 x190 • FAX (508) 839-4602
 www.grafton-ma.gov

RECEIVED TOWN CLERK
 GRAFTON, MA
 2020 JUN 23 AM 10:30

**ZONING DETERMINATION
 TO BE COMPLETED BY APPLICANT**

NAME ROBIN LOUREIRO
 STREET 4 PARK COURT CITY/TOWN NORTH GRAFTON
 STATE MA ZIP 01536 TELEPHONE 978-235-2267
 NAME OF PROPERTY OWNER (if different from Applicant) SAME

SITE INFORMATION

STREET AND NUMBER 4 PARK COURT
 ASSESSOR'S MAP(S) 27 LOT #(S) 24
 LOT SIZE .42 ACRES FRONTAGE 97.5'
 CURRENT USE Multi-family dwelling
 PROPOSED USE construction of 3 roof overhangs as depicted in certified plot plan by blackstone valley mapping dated Jan 3, 2020

TO BE COMPLETED BY THE ZONING ENFORCEMENT OFFICER

The project is zoned (check all that apply)

- A - Agricultural
- R40 - Residential 40,000 sf
- R20 - Residential 20,000 sf
- RMF - Residential Multi-Family
- NB - Neighborhood Business
- CB - Community Business
- I - Industrial
- OLI - Office / Light Industry
- FP - Flood Plain

Overlay Districts

- WSPO - Water Supply Protection Overlay District
- CDO - Campus Development Overlay District
- FSGOD - Fisherville Smart Growth Overlay District
- PDSOD - 43D Priority Development Overlay District

The proposed use is:

- Permitted in the zone(s)
- Conditionally permitted in the zone(s)
- Not permitted in the zone(s)

The proposal must be heard by the following Board:

- Planning Board
 - Special Permit
 - Site Plan Approval Only
 - Other _____
- Zoning Board of Appeals

1. The dwelling was built in 1920 as per the Board of Assessors residential property record card. (exhibit A)
2. The plot plan produced by Blackstone Valley Mapping dated 1/3/2020, the existing dwelling does not meet the current front & side setbacks as per ZBL 3.2.3.2 - Intensity of Use Schedule, actual front setback is 26.1 -29.4'. (exhibit B)
3. Required lot area for Industrial District is 40,000 square feet the current lot area is 18,264 sq. feet.
4. In my opinion this structure is a pre-existing, non-conforming structure and use.
5. In my opinion this lot is a pre-existing, non-conforming lot.
6. ZBL 3.4.3.5, pre-existing, non-conforming structures or uses may be extended, altered, or changed only by special permit, provided that not such extension, alteration, or change shall be permitted unless the Zoning Board of Appeals finds that such extension, alteration, or change will not be substantially more detrimental than the existing, non-conforming structure.

Zoning Enforcement Officer Robert J. Bergeron

Date: June 22, 2020

Grafton Zoning By-Law Section 1.3.6.2 Any person aggrieved by reason of his inability to obtain a permit or enforcement action from the Inspector of Buildings or other administrative officer under the provisions of this By-Law, or any person including an officer or board of the Town, aggrieved by an order of decision of the Inspector of Buildings, or other administrative officer, in violation of the provisions of Chapter 40A of the General Laws or any provision of this By-Law, may file an appeal in accordance with the provisions of Chapter 40A of the General Laws.

exhibit A

4 PARK COURT

Location 4 PARK COURT

Mblu 027.0/ 0000/ 0024.0/ /

Acct# 1100270000000240

Owner LOUREIRO ROBIN M

PBN

Assessment \$393,100

Appraisal \$393,100

PID 887

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$271,400	\$121,700	\$393,100

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$271,400	\$121,700	\$393,100

Owner of Record

Owner LOUREIRO ROBIN M
 Co-Owner
 Address P.O. BOX 96
 HOPEDALE, MA 01747

Sale Price \$685,000
 Certificate
 Book & Page 53899/67
 Sale Date 06/24/2015
 Instrument 1V

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LOUREIRO ROBIN M	\$685,000		53899/67	1V	06/24/2015

Building Information

Building 1 : Section 1

Year Built: 1920
 Living Area: 3,740
 Replacement Cost: \$524,494
 Building Percent 51
 Good:
 Replacement Cost
 Less Depreciation: \$267,500

Building Attributes

Field	Description
STYLE	Multiple Residence
MODEL	Commercial
Grade	
Stories	2.5
Num Units	4.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	00
Use Type	Apt/Hotel
Primary Bldg Use	Apt 4 to 8 Units C
Total Rooms	0
Usrflid 216	
Placeholder	0
Lighting	Average
Bldg Class	D
Fir1 Occ	
Heat/AC	Typical
% Heated	100
Plumbing	Average
Cellings	Gypsum-Board
Rooms/Prtns	Average
Wall Height	9.00
Base Floor	1.00

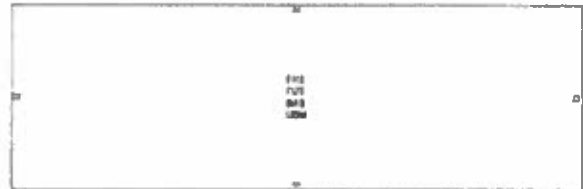
Building Photo



4 PARK COURT

(<http://images.vgsi.com/photos/GraftonMAPhotos/\IMG0009\00>)

Building Layout



(ParcelSketch.ashx?pid=867&bid=867)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,496	1,496
FUS	Fin Upper Sty	1,496	1,496
FHS	Fin Half Sty	1,496	748
UBM	Unfin Bsmnt	1,496	0
		5,984	3,740

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1113
Description Apt 4 to 8 Units C
Zone I
Neighborhood 4.2
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.42
Frontage
Depth
Assessed Value \$121,700
Appraised Value \$121,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			1800.00 S.F.	\$3,900	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$159,600	\$97,100	\$256,700
2018	\$166,800	\$91,000	\$257,800
2017	\$185,200	\$87,400	\$272,600

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$159,600	\$97,100	\$256,700
2018	\$166,800	\$91,000	\$257,800
2017	\$185,200	\$87,400	\$272,600

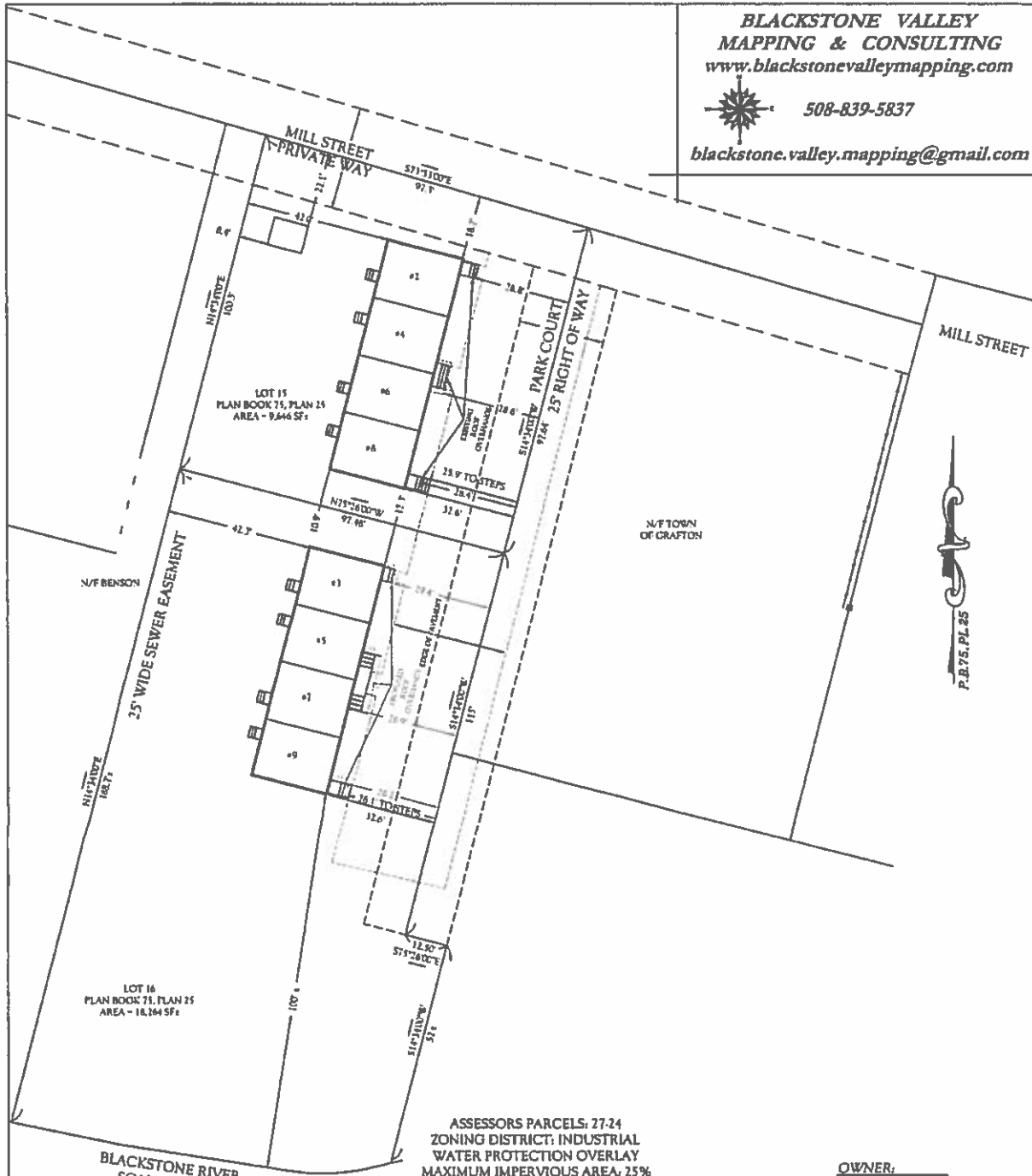
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**BLACKSTONE VALLEY
MAPPING & CONSULTING**
www.blackstonevalleymapping.com



508-839-5837

blackstone.valley.mapping@gmail.com



BLACKSTONE RIVER
SCALED FROM
TOWN GIS AERIAL PHOTO

ASSESSORS PARCELS: 27-24
ZONING DISTRICT: INDUSTRIAL
WATER PROTECTION OVERLAY
MAXIMUM IMPERVIOUS AREA: 25%

LOT 16
EXISTING IMPERVIOUS AREA: 24%
PROPOSED IMPERVIOUS AREA: 24%
REQUIREMENTS:
AREA - 40,000 SF
FRONTAGE - 120'
SETBACKS:
FRONT: 40'
SIDE: 35' REAR: 35'

OWNER:
ROBIN M LOUREIRO

REFERENCES:
DEED: BOOK 53899, PAGE 67
PLAN: BOOK 75, PLAN 25
PLAN: BOOK 437, PLAN 5

I CERTIFY THAT THIS PLAN WAS CREATED
BY AN INSTRUMENT SURVEY AND THAT
ALL STRUCTURES ARE LOCATED ON
THE GROUND AS SHOWN HEREON.



CHRISTOPHER C. CHARLTON, PLS

CERTIFIED PLOTPLAN

LOCATED AT
3-9 PARK COURT
ASSESSORS PARCEL # 017.0.0000.0024.0
GRAFTON
WORCESTER COUNTY
CONTINENTAL LAND SURVEY, LLC
105 BEAVER STREET, FRANKLIN, MA
(508) 528 - 2528
SCALE: 1"=30' JANUARY 3, 2020

