

RECEIVED
JUN 27 2017
Zoning Board of Appeals

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

DATE: 6/27/17

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.

2017 JUN 28 AM 9 34
RECEIVED TOWN CLERK
GRAFTON, MA

102

FOR LAND/BUILDINGS AT 10 Hawthorne Rd.

TO ALLOW: A special permit to extend a pre-existing, non-conforming structure, by tearing down a carport that is currently 12.6' off the side yard set back and adding a garage that will be 12.9' off the side yard set back, when a 15' side yard set back is required in the R20 zoning district.

Please complete this entire section:

Location of property: _____ Tax Plan # _____ Plot # _____
 Zoning District in which the property is located: R20
 Title of Property in name of: Cynthia & Randall Lindblael
 Whose address is: 10 Hawthorne Rd.
 Deed recorded in Book # _____ Page # _____
 Plan Book # _____ Plan # _____
 Signature of Petitioner: [Signature]
 Print Name Randall Lindblael
 Address of Petitioner: same
 Phone Number of Petitioner: 508-397-3728 cell.



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144

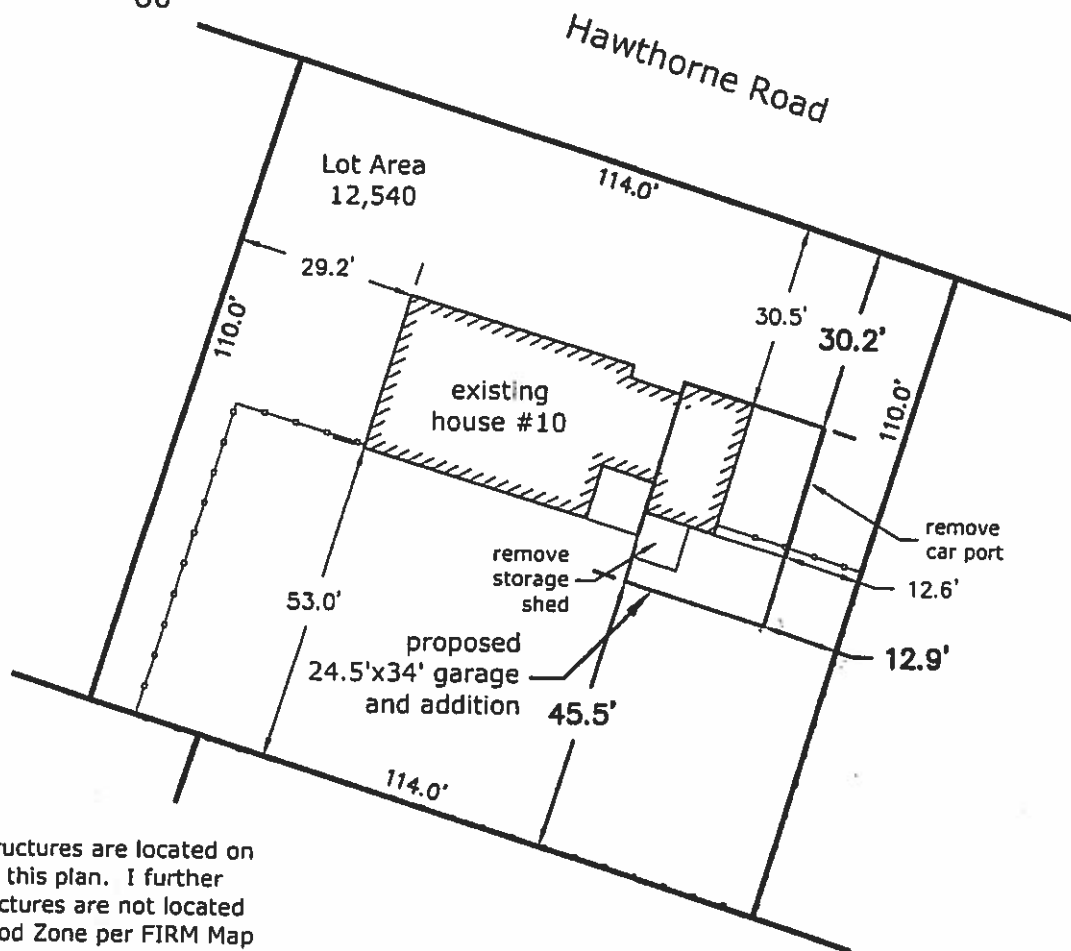
ZONING DISTRICT: R-20

AREA	REQUIRED	EXISTING	PROPOSED ADDITION
AREA	20,000 s.f.	12,540 s.f.	15,094 s.f.
FRONTAGE	125' min.	114.0'	124.98'
FRONT YARD	30' min.	30.5'	30.2'
SIDE YARD	15' min.	12.6' & 29.2'	14.4'
REAR YARD	15' min.	53.0'	45.5'
LOT COVERAGE	30% max	1,833 s.f. (14.6%)	1,975 s.f. (15.7%)

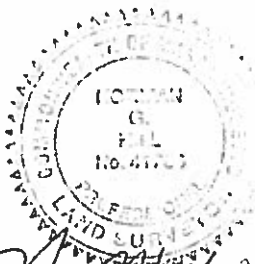
notes:

- 1) The house is serviced by town water and sewer.
- 2) The property is not located within the water supply protection overaly.
- 3) The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.

Scale: 1"=30'



I certify that the structures are located on the lot as shown on this plan. I further certify that the structures are not located within a Federal Flood Zone per FIRM Map #25027C0827E dated July 4, 2011.



6-23-17

Norman G. Hill

Norman G. Hill P.L.S. #41786

**Proposed Addition
Certified Plot Plan**

located at

**10 Hawthorne Road
North Grafton, Massachusetts**

owned by

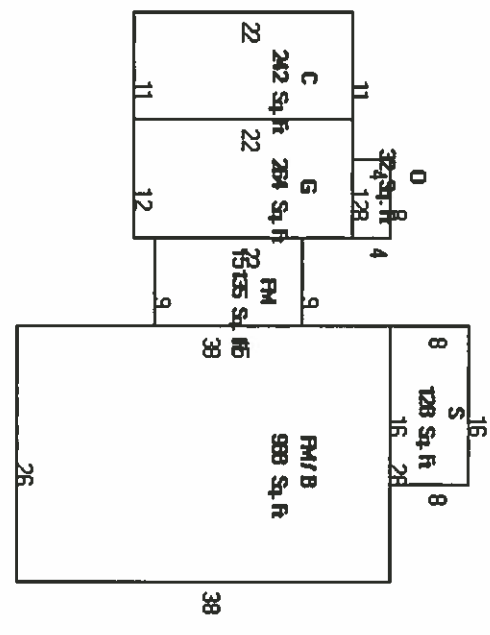
**Cynthia A. Lindblad
& Randall J. Lindblad**

June 21, 2017

Residential Property Record Card

Parcel ID:	110/035.0-0000-0022.0	MAP:	035.0	BLOCK:	0000	LOT:	0022.0	Parcel Address:	10 HAWTHORNE STREET	FY:	2017
PARCEL INFORMATION		Use-Code:	101	Sale Price:	100	Book:	39355	Road Type:	T	Inspect Date:	
Owner:	LINDBLAD CYNTHIA A	Tax Class:	T	Sale Date:	07/12/2006	Page:	120	Rd Condition:	P	Mass Date:	
Address:	10 HAWTHORNE STREET N GRAFTON MA 01536	Total Fin Area:	1123	Sale Type:	P	Cert/Doc:		Traffic:	L	Entrance:	
		Total Land Area:	0.288	Sale Valid:	F	Water:		Water:	PS	Collect Id:	
		Sewer:		Grantor:	LINDBLAD	Sewer:	SW	Sewer:	SW	Inspect Reas:	
		Exempt-B/L%		Resid-B/L%	100/100	Comm-B/L%	0/0	Indust-B/L%	0/0	Open Sp-B/L%	

RESIDENCE INFORMATION				LAND INFORMATION										
Style:	RN	Tot Rooms:	5	Main Fn Area:	1123	NBHD CODE:	2	NBHD CLASS:	2	ZONE:	R2			
Story Height:	1.00	Bedrooms:	3	Up Fn Area:		Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class
Roof:	H	Full Baths:	1	Add Fn Area:		1	P	101	S	12540		N	81,632	
Ext Wall:	WS	Half Baths:	1	Unfn Area:		DETACHED STRUCTURE INFORMATION								
Masonry Trim:		Ext Bath Fix:		Total Fin Area:	1123	Str	Unit	Msr-1	Msr-2	E-YR-Bit	Grade	Cond	%Good P/F/E/R	Cost
M Qual:	T	RCNLD:	143174	RCNLD:	T	PA	S	572		2007	A	A	60///	0
Sound Value:		Heat Type:	HW	Ext Kitch:	0	VALUATION INFORMATION								
Fireplace:	1	Fuel Type:	O	Grade:	A	Current Total:	224,800	Bldg:	143,200	Land:	81,600	MkLnd:	81,600	
Central AC:	N	Bsmnt Gar Cap:		Condition:	A	Prior Total:	227,800	Bldg:	142,300	Land:	85,300	MkLnd:	85,300	
Att Gar SF:	264	Bsmnt Gar SF:		Pct Complete:										
Porch Type		%Good P/F/E/R:	///68	Att Str Val1:										
		Porch Area	128	Att Str Val2:										
		Porch Grade Factor												



10 HAWTHORN ROAD

Sketch

Photo

10 Hawthorne St.

12540

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
Zidonis, James J. & Josephine A.		12/1/64	4523	92

	ASSESSMENT RECORD				EST. COST	PERMIT NO.	DATE
	19 71	19 72	19 80	19 85			
DWELLING	4600	23200	42900	48900			
GARAGE	200						
Carport	100						
TOTAL VALUE BUILDINGS	4900	23200	42900	48900			
TOTAL VALUE LAND	200	500	9300	13300			
TOTAL VALUE LAND & BUILDINGS	5100	28200	52200	62200			

MEMORANDA

	PROPERTY FACTORS		BUILDING PERMIT RECORD	EST. COST	PERMIT NO.	DATE
	TOPOGRAPHY	IMPROVEMENTS				
LEVEL	<input checked="" type="checkbox"/>	WATER Sewer				
HIGH	<input checked="" type="checkbox"/>	SEWER				
LOW	<input checked="" type="checkbox"/>	GAS				
ROLLING	<input checked="" type="checkbox"/>	ELECTRICITY				
SWAMPY	<input checked="" type="checkbox"/>	ALL UTILITIES				
PAVED	<input checked="" type="checkbox"/>	TREND OF DISTRICT				
SEMI-IMPROVED	<input checked="" type="checkbox"/>	IMPROVING				
DIRT	<input checked="" type="checkbox"/>	STATIC				
SIDEWALK	<input checked="" type="checkbox"/>	DECLINING				
PROPERTY INFORMATION						
LAND COST			12,540 SF			
BLDG. COST						
SALE PRICE	1966-16,500					
RENT						
EXPENSE						
NET RENT						
LAND	@	% =				
BLDG.	@	% =				
TOTAL FLAT EXPENSES						

Norman Hill

From: "Norman Hill" <nhill@landplanninginc.com>
Date: Friday, June 23, 2017 10:31 AM
To: "robert berger" <bergerr@graffton-ma.gov>
Attach: 2553_170623100806_001.pdf; lindblad garage plot plan.pdf
Subject: lindblad, proposed garage plot plan.

I dropped off a copy of Mr. Randy Lindblad's plot plan yesterday at your office and left it with Tom. A revised copy is attached. This new client has asked for my help in obtaining a building permit for a new garage. This lot was originally created in 1959 as shown on the attached plan as lot 9R. The current zoning is R20 and it requires 20,000 sf of area, 125 feet of frontage and a 15 foot side setback. This lot has 12,540 sf of area, 114 feet of frontage and the existing car port is only 12.6' off of the sideline.

I suggest our client size of his garage to 24.5' x 34' and keep it 12.9 feet off of the sideline. His current car port is only 12.6' off of the side line. This proposed garage will be no closer to the side line than the existing carport. Question: Will he need a zba approved Special Permit before you can issue a building permit? Hopefully no variance will be required.



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 ext 1170 • FAX: (508) 839-4602
 www.grafton-ma.gov

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 type="checkbox"/> Other	_____	_____

Other Permit: _____

Same

 Petitioner Name

Randall Lindblad

 Property Owner / Applicant

 Petitioner Address

10 Hawthorne St.

 Property Address

 City, State, Zip

MA Grafton, MA 01536

 City, State, Zip

 Phone

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

[Signature]

 Treasurer / Collector Signature

06/27/17

 Date