



**Town of Grafton
Zoning Board of Appeals
30 Providence Road
Grafton, MA. 01519**

**508-839-5335 x 1154 - Fax: 508-839-4602
E-mail: koshivosk@graffton-ma.gov
Website: www.graffton-ma.gov**

Zoning Board of Appeals

New Case Notice

Case Number #

2018 / 851

The Grafton Board of Appeals has received a petition from HANS SNYDER
for 11 PULLARD ROAD requesting that the Zoning Board of Appeals grant a

Special Permit

to allow: TO REPLACE A 10' X 10' DECK WITH A 23' X 10' DECK ON A PRE-EXISTING, NON-
CONFORMING STRUCTURE. THE HOUSE IS IN THE RMF (RESIDENTIAL MULTI-FAMILY)
ZONE WHERE THE REAR SETBACK IS 50' AND THE DECK/HOUSE IS 14.7' OFF THE REAR
SETBACK. BOOK: 39245 PAGE: 99

Map: 83 Lot: 4.0 Block: 000

The Board will conduct a Public Hearing on Thursday, October 04, 2018 at 7:00 PM in Conference
Room A, at the Municipal Center, 30 Providence Road, Grafton, MA 01519 to consider this request.

ZONING BOARD OF APPEALS

William McCusker, Chairman
William Yeomans, Vice Chairman
Kay Reed, Clerk
Elias Hanna, Member #1
Karl Chapin, Member #2
Marianne Desrosiers, Alternate #1
Brian Waller, Alternate #2

RECEIVED
SEP 13 2018
Zoning Board of Appeals

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

DATE: 9/13/14

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 the approval of your Board.

RECEIVED TOWN CLERK
GRAFTON, MA
2018 SEP 13 AM 9:23

FOR LAND/BUILDINGS AT 11 Pullard Rd

TO ALLOW: to add a 23' x 10' deck on a pre-existing, non-conforming structure. The house is located in the RMF zone where the rear setback is 50' and ~~there is only~~ lot line. the deck/house sits 14.7' off the rear lot line.

Please complete this **entire** section:

Location of property: _____ Tax Plan # 83 Plot # 110
 Zoning District in which the property is located: RMF
 Title of Property in name of: Hans B. Snyder
 Whose address is: 11 Pullard Rd.
 Deed recorded in Book # _____, Page # _____
 Plan Book # _____, Plan # _____
 Signature of Petitioner: [Signature]
 Print Name Hans B. Snyder
 Address of Petitioner: 11 Pullard Rd
 Phone Number of Petitioner: 508-650-8275

hans@histologistics.com

TAUPER LAND SURVEY, INC.

CERTIFIED PLOT PLAN

Professional Land Surveyors

NAME HANS SNYDER & CHRISTINA M. RAYNER

710 MAIN STREET
Oxford, MA 01537

LOCATION 11 PULLARD ROAD

PHONE: (508) 987-9266

GRAFTON, MASSACHUSETTS

FAX: (508) 987-2267

SCALE 1" = 30'

DATE 7-16-18

REGISTRY WORCESTER SOUTH

DEED BOOK/PAGE: Bk. 39245 Pg. 99

PLAN BOOK/PLAN: Pl.Bk. 242 Pl. 78

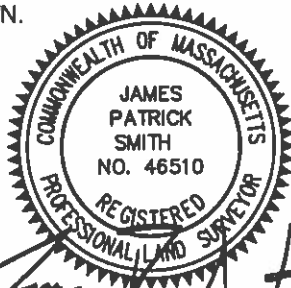
I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND SIZE OF THE PROPOSED STRUCTURE AS SHOWN.

ZONING DISTRICT: (R-MF)

RESIDENTIAL MULTI-FAMILY

MINIMUM AREA: 44,000 Sq Ft.

MINIMUM FRONTAGE & LOT WITDTH: 150'

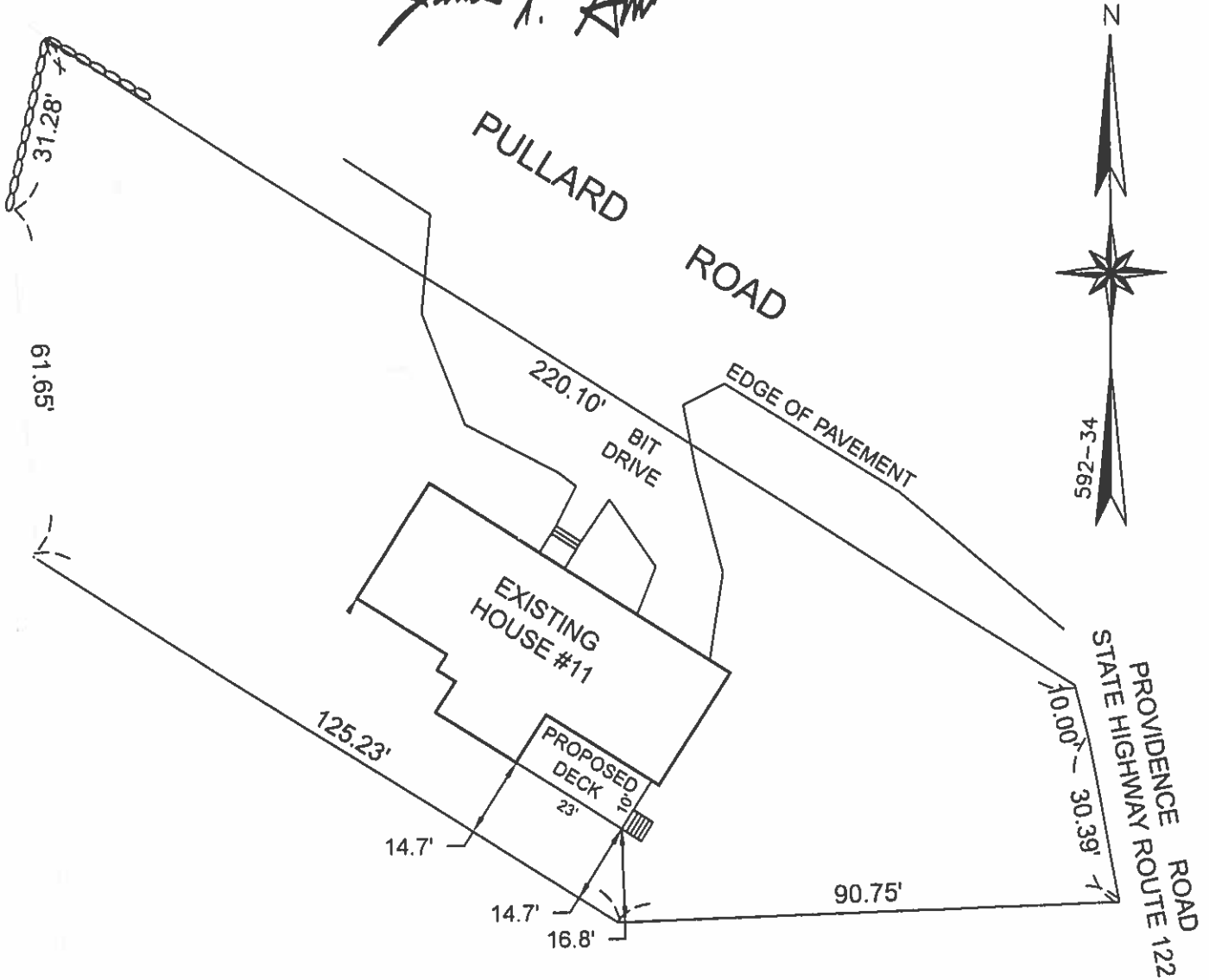


MINIMUM SET BACKS

FRONT: 35'

SIDE: 30'

REAR: 50'





TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 ext 170 • FAX: (508) 839-4602
 www.town.grafton.ma.us

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 checked="" type="checkbox"/> Building - Inspection(s)	___	<u>X</u>	<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: _____

Hans B Snyder
 Permittee Name
11 Pullard Rd
 Permittee Address
Grafton MA 01519
 City, State, Zip
508 656 8275
 Phone

Hans B Snyder
 Property Owner / Applicant
11 Pullard Rd
 Property Address
Grafton, MA 01519
 City, State, Zip

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

[Signature]
 Treasurer / Collector Signature

9-12-18
 Date

**ZONING BOARD OF APPEALS
TOWN OF GRAFTON, MASSACHUSETTS
APPLICATION FOR VARIANCE/SPECIAL PERMIT
INFORMATION FOR PETITIONERS**

1.) BASIS FOR APPEALS:

An appeal to the Board of Appeals may be taken by a person aggrieved by reason of his/her inability to obtain a permit from any administrative official under the provisions of Chapter 40A as amended by Chapter 808 of the General Laws, or by any officer of board of the Town, or by any person aggrieved by any order or decision of the Building Inspector of other administrative official in violation of any provisions of Chapter 40A, or any ordinances of bylaw adopted thereunder, or by any person seeking a Special Permit.

2.) WHEN APPEAL MAY BE TAKEN:

Any appeal of the Board of Appeals must be taken within thirty (30) days from the date of the order or decision being appealed or in the case of a Special Permit, within a reasonable time after written advisement of need for said permit.

3.) HOW APPEALS MAY BE TAKEN:

Any appeal to the Board of Appeals must be made by completing a Form of Appeal, as supplied by the Board, and filing two (2) copies of said form in the Office of the Town Clerk. Accompanying such filing shall include:

- I.** One copy of the Town of Grafton Tax Map(s) showing the subject property, the immediate abutting said property and all parcels next adjoining the land of the immediate abutters. (May be obtained in the office of the Board of Assessors or on-line at the Town of Grafton's web site www.grafton-ma.gov.)
- II.** A certified plot plan of the property, either prepared by an engineer or a registered land surveyor showing the location of buildings or structures to the lot lines including proposed buildings, with their locations on the lot. The names of the owners of abutting property should be shown also.
- III.** Listings of the names and addresses, as they appear on the most recent local list available in the Assessors' Office, of abutters, owners of land within three hundred (300) feet of the property lines. These listings must be certified by the Town Assessors.
- IV.** A Certificate of Good Standing must be signed off by the Treasurer/Collectors office and submitted with the application.
- V.** All applications shall be accompanied by a check, payable to the Town of Grafton in the amount of one hundred sixty five (\$165.00) dollars.

4.) FORM OF APPEALS:

All appeals must be in writing, in duplicate, and signed by the applicant or his attorney. These documents shall be filed in the Office of the Town Clerk of Grafton. One copy is to be sent to the Building Inspector and one copy to the Clerk of the Board of Appeals. A form for Appeal is attached hereto. A site plan of the property involved in the appeal must accompany the appeal.

5.) CONDITIONS TO BE MET FOR GRANTING A VARIANCE/SPECIAL PERMIT:

Before making formal application for a variance/special permit from the Town of Grafton Zoning Bylaws, you, the applicant, must be aware of the conditions that must be met before the Zoning Board of Appeals may act favorably upon your request.

- I. A hardship exists upon your land that requires you to apply for a variance.
Example: A ledge or rock condition exists upon your property which does not allow you to construct within the conformity of the bylaw. Financial hardship, by itself is not a reason for granting a variance.
- II. The condition affecting your property is incidental to that property and not generally affecting other parcels within your zoning district.
- III. A variance may be granted without substantial detriment to the public good. This is to say, for example, that excess traffic would not result by the granting of the variance, or that the rights of your neighbors would not be infringed upon.
- IV. A variance cannot substantially derogate from the intent and purpose of the bylaw. Varying a front yard setback from 30 – 10 ft. would be, in most instances, substantial derogation from the intent and purpose of the Town of Grafton Zoning Bylaws.

Your presentation before the Board should specifically relate to all four above prerequisites. If in doubt, contact an attorney before filing your appeal. If your appeal were denied then you would have to wait two (2) years before reapplying. It is best to be fully prepared at the time of the hearing.

6.) HEARINGS:

Legal Notices of the hearing will be published in the Grafton News 2 weeks prior to the hearing date. Legal notices will also be sent to the applicant, abutters and to such other persons as the Board deems to be interested parties. The applicant may appear in person or be represented by an attorney. The applicant will be given an opportunity to present witnesses, evidence, and persons appearing in opposition will also be given an opportunity to be heard. No cross-examination of the witnesses will be allowed except at the discretion of the Board. The Board may in its discretion permit arguments at the close of the evidence.

7.) Representation and Appearance before the Board

Applicants for relief must appear at the hearing either in person or by way of an "Authorized Representative". An Authorized Representative means the following:

For Applicants who are Individual Property Owners

Applicants who are individual property owners may allow an engineer, architect, contractor or other person to appear before the Board on their behalf provided that the Individual Property Owner has sent a letter to the Board in advance of the hearing identifying the engineer, architect, contractor or other person as their authorized representative.

For Applicants who are Corporate Property Owners (e.g. corporations and LLCs)

An applicant that is a corporate entity may appear before the Board if it is represented by any of the following:

- 1.) An attorney licensed to practice law in the Commonwealth of Massachusetts.
- 2.) A corporate officer (e.g. President, Treasurer or Clerk) provided that the person purporting to be a corporate officer produces evidence of such executive status in the form of a corporate vote of the board of directors or a copy of corporation's annual report on file with the Massachusetts Secretary of the Commonwealth.
- 3.) A non-executive employee or an engineer, architect, contractor or other person provided that the corporate entity sends a letter to the Board in advance of the hearing designating such non-executive employee, engineer, architect, contractor or other person as the corporate entity's designated agent authorized to act on behalf of the corporate entity. However, all letters from corporate entities must be signed by a corporate officer (e.g. President, Treasurer or Clerk in the case of a corporation or the Manager in the case of a limited liability company).

8.) DECISION:

The applicant will be notified, in writing, of the decision of the Board. The decision will also be mailed to all abutters and interested parties.

Residential Property Record Card

Parcel ID: 110/083.0-0000-0004.0 MAP: 083.0 BLOCK: 0000 LOT: 0004.0 Parcel Address: 11 PULLARD ROAD FY: 2018

PARCEL INFORMATION	Use-Code: 101	Sale Price: 255,000	Book: 39245	Road Type: T	Inspect Date: 09/20/2007
Owner: SNYDER HANS	Tax Class: T	Sale Date: 06/26/2006	Page: 99	Rd Condition: P	Meas Date: 09/20/2007
Address: 11 PULLARD ROAD GRAFTON MA 01519	Tot Fin Area: 1120	Sale Type: P	Cert/Doc:	Traffic: L	Entrance: X
	Tot Land Area: 0.376	Sale Valid: Y		Water: IW	Collect Id: RB
	Sewer:	Grantor: VIGEANT		Sewer: SP	Inspect Reas: M
	Exempt-B/L%	Resid-B/L% 100/100	Comm-B/L% 0/0	Indust-B/L% 0/0	Open Sp-B/L% 0/0

RESIDENCE INFORMATION			
Style: RN	Tot Rooms: 6	Main Fn Area: 1120	Attic:
Story Height: 1.00	Bedrooms: 3	Up Fn Area:	Bsmt Area: 960
Roof: G	Full Baths: 1	Add Fn Area:	Fn Bsmt Area: 475
Ext Wall: WS	Half Baths:	Unfin Area:	Bsmt Grade: A
Masonry Trim:	Ext Bath Fix:	Tot Fin Area: 1120	Foundation: CN
Bath Qual: T	RCNLD: 133679	Kitch Qual: T	Eff Yr Built: 1976
Mkt Adj:	Heat Type: HW	Ext Kitch: 0	Year Built: 1962
Sound Value:	Fuel Type: O	Grade: A	Cost Bldg: 133,700
Fireplace: 1	Bsmt Gar Cap:	Condition: A	Att Str Val1:
Central AC: N	Bsmt Gar SF:	Pct Complete:	Att Str Val2:
Att Gar SF: 576	%Good P/F/E/R: ///68		
Porch Type	Porch Area	Porch Grade Factor	
E	24		
W	100		

LAND INFORMATION								
NBHD CODE: 4	NBHD CLASS: 2	ZONE: RMF						
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class
1	P	101	S	16395		N	94,845	

VALUATION INFORMATION							
Current Total:	228,500	Bldg:	133,700	Land:	94,800	MktLnd:	94,800
Prior Total:	224,800	Bldg:	133,700	Land:	91,100	MktLnd:	91,100

