



**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**

RECEIVED TOWN CLERK
GRAFTON, MA
2019 DEC 16 AM 10:14

Zoning Board of Appeals

New Case Notice

Case Number #
2019 / 865

The Grafton Board of Appeals has received a petition from **JJI REALTY, LLC**
for **13 FERRY STREET** requesting that the Zoning Board of Appeals grant a
Special Permit

to allow: **THE ALLOW THE ADDITION OF A DORMER ON A PRE-EXISTING, NON-CONFORMING
STRUCTURE, WHERE THE FRONT SETBACK IS 12.4' AND 30' IS REQUIRED.**

Map: 114 Lot: 121 Block: 000

The Board will conduct a Public Hearing on **Thursday, January 9, 2020** at **7:45 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
Marianne Desrosiers Member
, Member
Alternate
Brian Waller, Alternate

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DEC 16 2019

Building Department

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

DATE: 12/16/19

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.

FOR LAND/BUILDINGS AT 13 Ferry St

TO ALLOW:

*For a ~~dormer~~ on
Addition of a dormer on pre existing non conforming
Structure where the front set back 12.4" and 30" is
required.*

Please complete this entire section:

Location of property: _____ Tax Plan # 114 Plot # 121
 Zoning District in which the property is located: R20
 Title of Property in name of: JJI Realty LLC
 Whose address is: 19 Bethany Rd Framingham MA 01702
 Deed recorded in Book # _____, Page # _____
 Plan Book # _____ Plan # _____
 Signature of Petitioner: _____
 Print Name Elias Monteiro Jr.
 Address of Petitioner: 13 Ferry St
 Phone Number of Petitioner: (508) 331-9827

PLAN SHOWING PROPOSED ADDITION

PREPARED FOR

JJI REALTY, LLC

13 FERRY STREET

S. GRAFTON, MASSACHUSETTS

DECEMBER 13, 2019

SCALE: 1 INCH = 30 FEET

JARVIS LAND SURVEY, INC

29 GRAFTON CIRCLE

SHREWSBURY, MA 01545

TEL. (508) 842-8087

FAX. (508) 842-0661

KEVIN@JARVISLANDSURVEY.COM

*** THE SURVEYOR RETAINS COPYRIGHT TO THE PLAN OF SURVEY, AND RE-USE OF THIS PLAN IS NOT ALLOWED WITHOUT PERMISSION FROM THE SURVEYOR.**

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**ASSESSORS MAP 114
LOT 121**

ZONING DATA:

MEDIUM DENSITY RESIDENTIAL (R20)

LOT AREA = 20,000 S.F.

LOT FRONTAGE = 125'

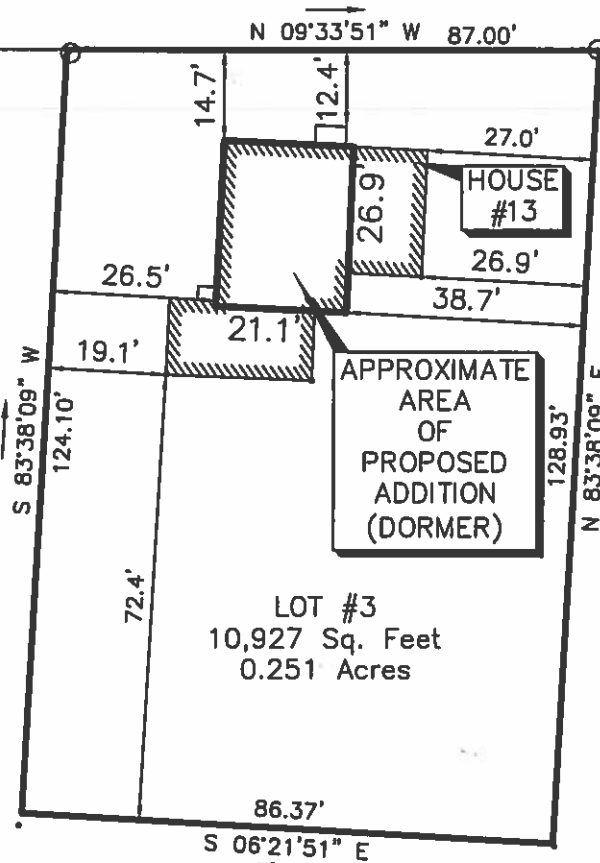
FRONT YARD SETBACK = 30'

SIDE YARD SETBACK = 15'

REAR YARD SETBACK = 15'

FERRY STREET

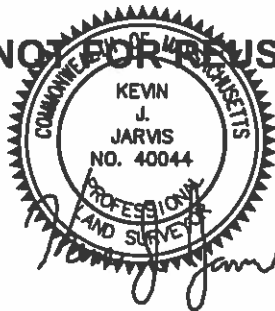
(PUBLIC ~ 40' WIDE)



NAD83

12-13-19

***NOT FOR REUSE**



**LOT #3
10,927 Sq. Feet
0.251 Acres**



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: _____

 Petitioner Name JSI Realty
 Property Owner / Applicant

 Petitioner Address 13 Ferry St
 Property Address

 City, State, Zip S. Grafton, MA 01560
 City, State, Zip

 Phone

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

Paul Schottman _____
 Treasurer / Collector Signature Date 12/16/2019

13 FERRY STREET

Location 13 FERRY STREET

Mblu 114.0/ 0000/ 0121.0/ /

Acct# 1101140000001210

Owner JJI REALTY LLC

PBN

Assessment \$227,100

Appraisal \$227,100

PID 6142

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$116,500	\$110,600	\$227,100

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$116,500	\$110,600	\$227,100

Owner of Record

Owner JJI REALTY LLC

Sale Price \$150,000

Co-Owner

Certificate

Address 608 CROSS RIDGE LANE
MANAKIN-SABOT, VA 23103

Book & Page 60988/241

Sale Date 09/03/2019

Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
JJI REALTY LLC	\$150,000		60988/241	1N	09/03/2019
DOYLE KEVIN P	\$105,900		20926/235	00	01/15/1999

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 1,185
Replacement Cost: \$204,357
Building Percent 57
Good:

Replacement Cost
Less Depreciation: \$116,500

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade	Average
Stories	1.75
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Type	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Typical
Interior Wall 2	
Interior Floor 1	Typical
Interior Floor 2	
Heat Fuel	Oil
Heat Type	Forced Air-Duc
AC Type	None
Bedroom(s)	2
Full Bath(s)	1
Half Bath(s)	0
Extra Fixture(s)	0
Total Rooms	5
Bathroom Quality	Typical
Kitchen Quality	Typical
Extra Kitchen(s)	0
Usrflid 104	
Foundation	Stone
Bsmnt Garage Cap	0
Gas Fireplaces	0
Stacks	
Fireplaces	
Basement Area	685.00
Fin Bsmnt Area	0
Fin Bsmnt Grade	
Basement Type	Full
Usrflid 300	
Usrflid 301	

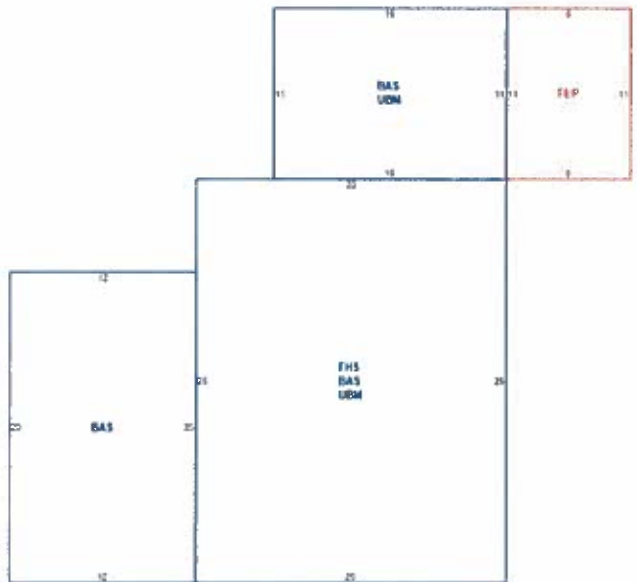
Building Photo



13 FERRY STREET

(<http://images.vgsl.com/photos/GraftonMAPhotos/\\IMG0006\00>)

Building Layout



(ParcelSketch.ashx?pid=6142&bid=6142)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	925	925
FHS	Fin Half Sty	520	260
FEP	Framed Encl Porch	88	0
UBM	Unfin Bsmnt	685	0
		2,218	1,185

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land**Land Use**

Use Code	1010
Description	Single Family
Zone	R2
Neighborhood	2.2
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	0.27
Frontage	
Depth	
Assessed Value	\$110,600
Appraised Value	\$110,600

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$118,700	\$107,400	\$226,100
2018	\$119,900	\$107,100	\$227,000
2017	\$125,900	\$81,200	\$207,100

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$118,700	\$107,400	\$226,100
2018	\$119,900	\$107,100	\$227,000
2017	\$125,900	\$81,200	\$207,100

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**INTERIOR RENOVATION AND
DORMER ADDITION CONSTRUCTION
13 FERRY STREET, GRAFTON, MA.**






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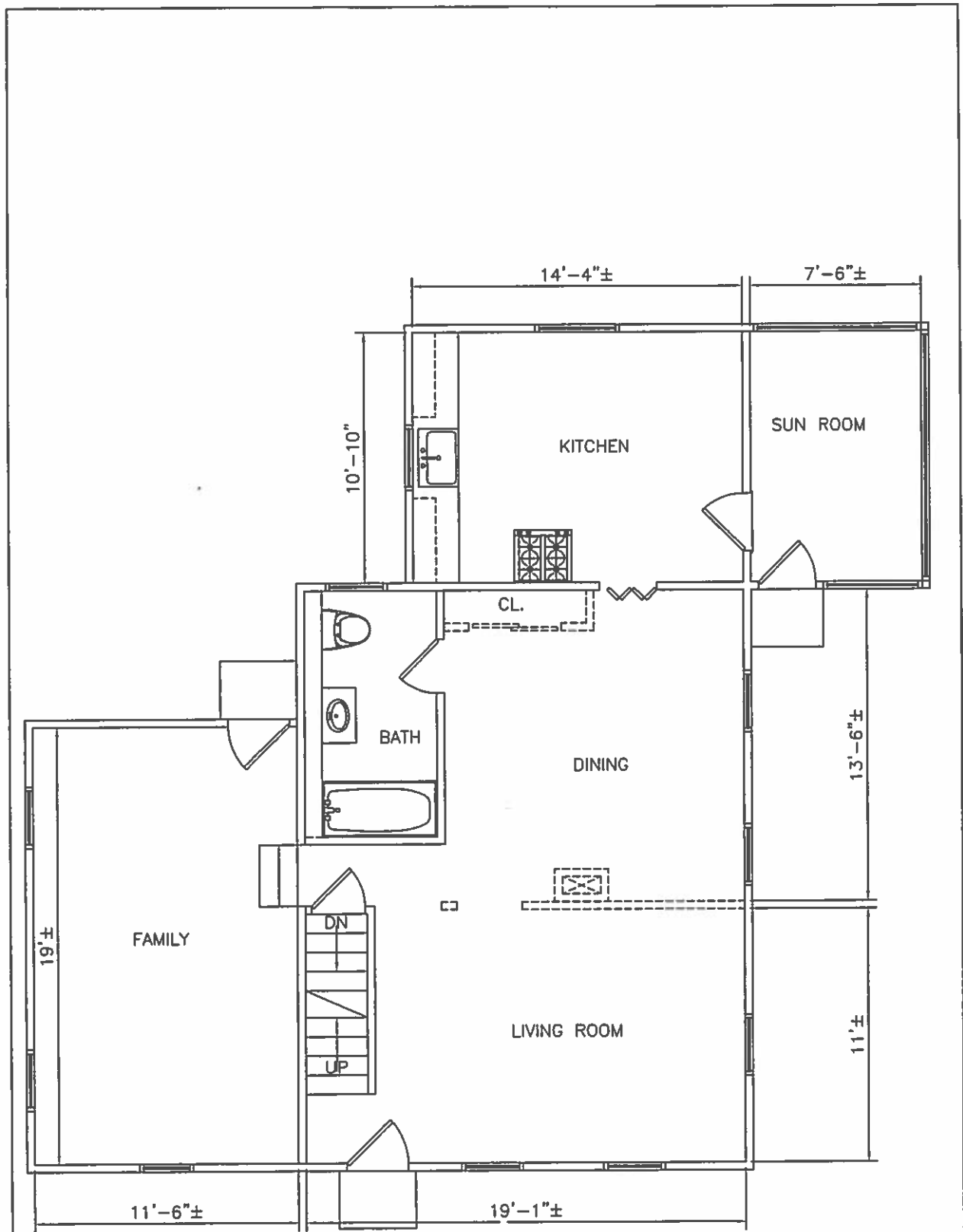
LEGEND

-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  EXISTING WALL
-  NEW WALL CONSTRUCTION
-  BATHROOM EXHAUST



GENERAL NOTES:

1. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE COMMONWEALTH OF CURRENT MASSACHUSETTS STATE BUILDING CODE (IBC 2015, 780 CMR 9TH EDITION) AND OTHER APPLICABLE CODES.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
4. DIMENSIONS ARE NOT GUARANTEE, THE CONTRACTOR SHOULD VERIFY ALL DRAWING DIMENSIONS BEFORE PERFORM WORK.
5. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
6. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO T DESIGN IMMEDIATELY.
7. CONCRETE AND REBAR STRENGTH SHALL HAVE MINIMUM OF 3,000 PSI AND 60,000 PSI RESPECTIVELY
8. BATHROOM WINDOW MUST BE TEMPERED GLASS
9. NEW WINDOW MUST HAS DOUBLE PANE AND U FACTOR = 0.27

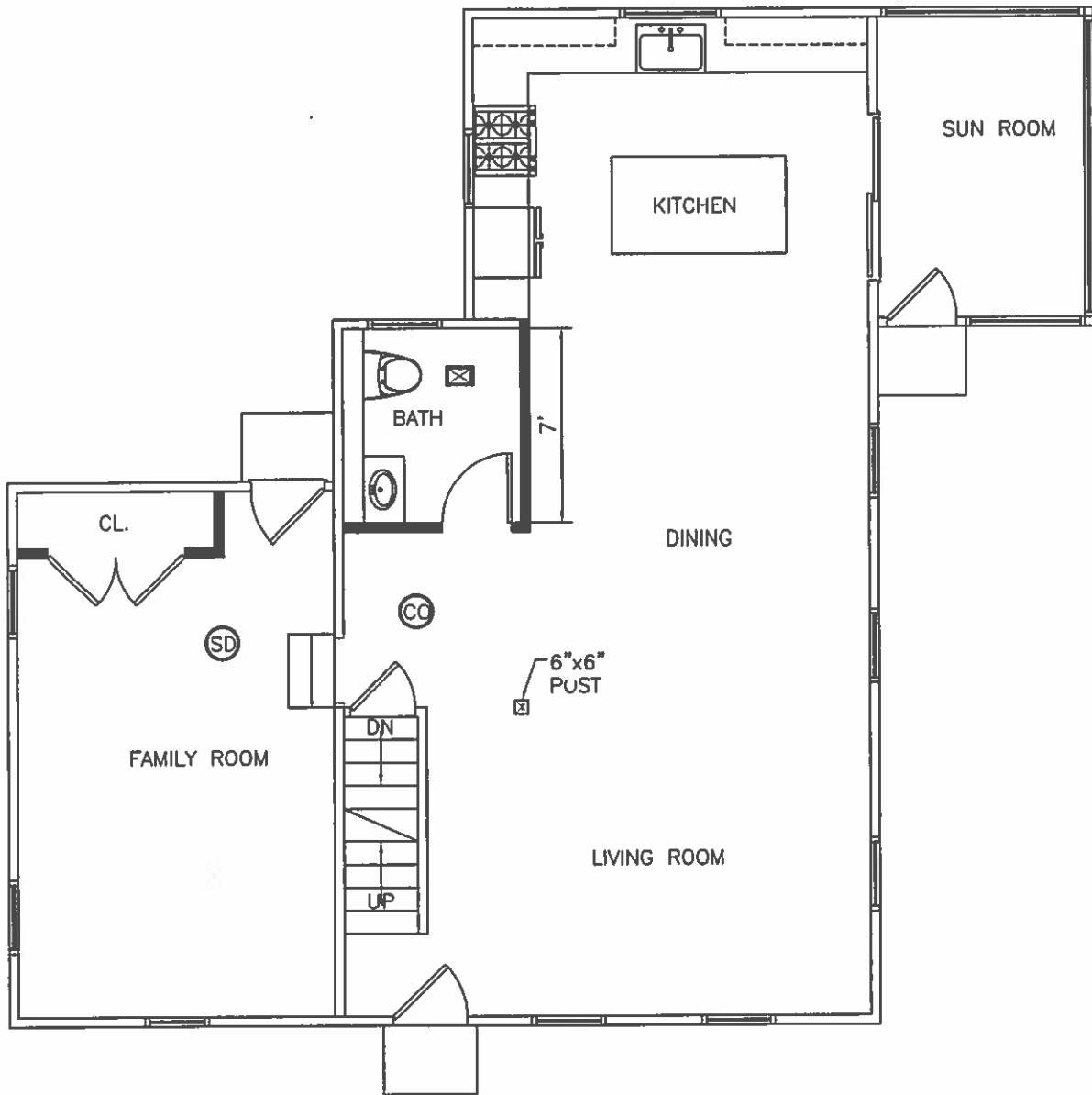


EXISTING FIRST FLOOR PLAN

SCALE: $\frac{1}{4}$ " = 1'-0"



PAGE NUMBER A-1	T DESIGN, LLC 1248 RANDOLPH AVE MILTON, MA. 02186	617-797-6637 QUOCTUANPE@GMAIL.COM	DESIGNED BY	INTERIOR RENOVATION AND DORMER ADD. 13 FERRY STREET GRAFTON, MASSACHUSETTS	REVISION
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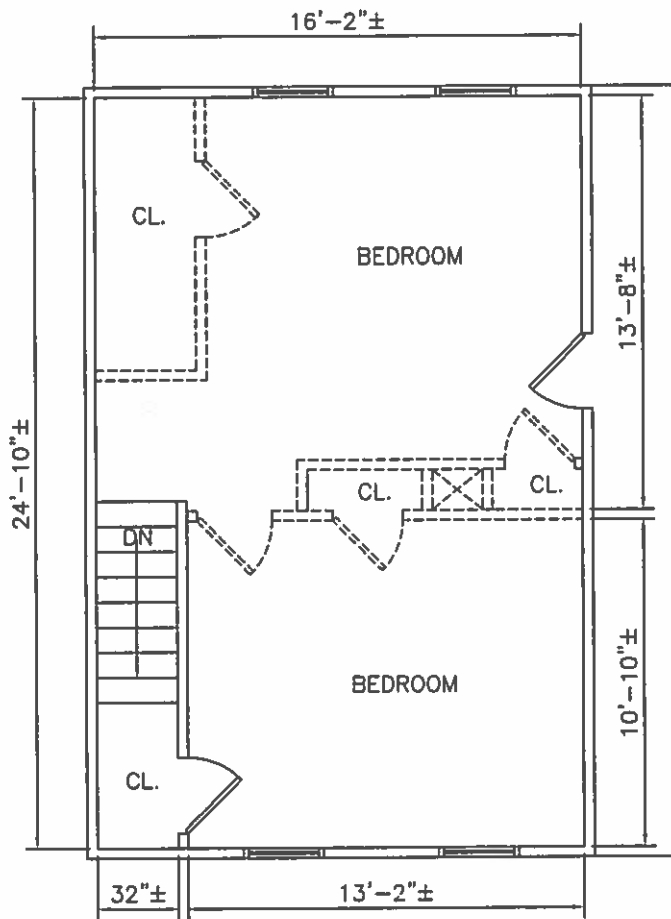


PROPOSED FIRST FLOOR PLAN

SCALE: $\frac{1}{4}'' = 1'-0''$



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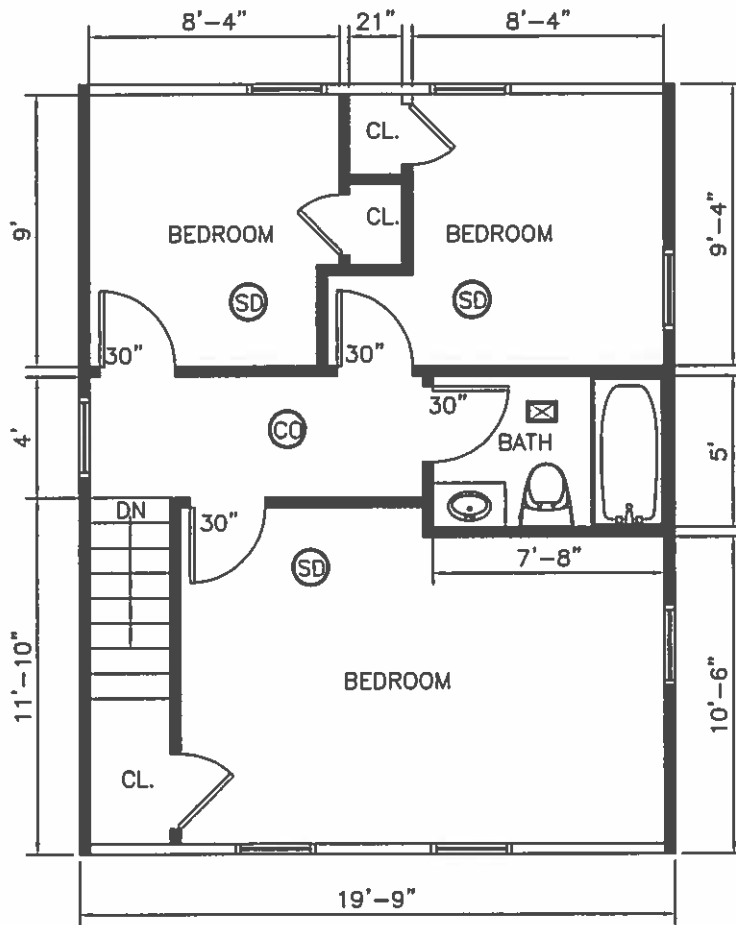


EXISTING SECOND FLOOR PLAN

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PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



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EXISTING FRONT ELEVATION VIEW

SCALE: $\frac{1}{8}'' = 1'-0''$



PROPOSED FRONT ELEVATION VIEW

SCALE: $\frac{1}{8}'' = 1'-0''$



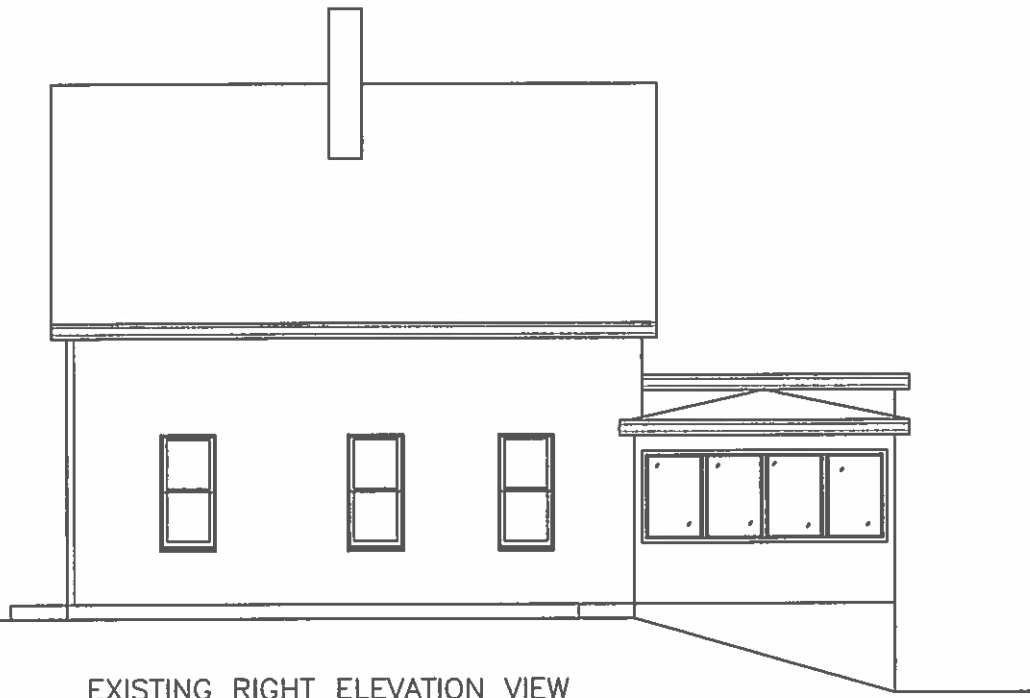
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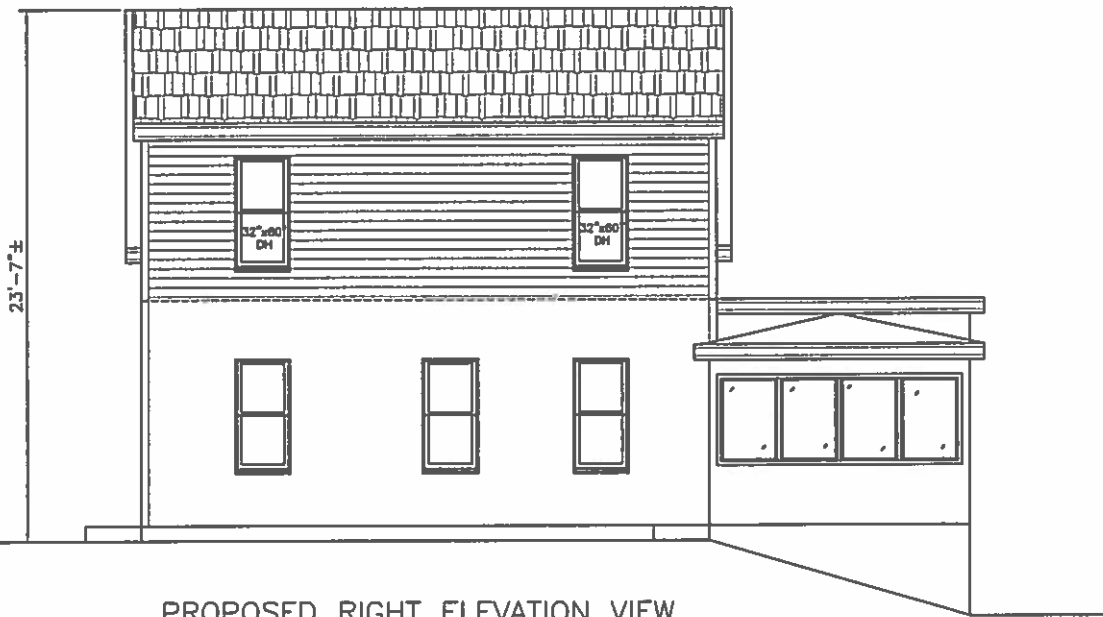
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EXISTING RIGHT ELEVATION VIEW

SCALE: $\frac{1}{8}'' = 1'-0''$



PROPOSED RIGHT ELEVATION VIEW

SCALE: $\frac{1}{8}'' = 1'-0''$



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EXISTING REAR ELEVATION VIEW

SCALE: 1/8" = 1'-0"



EXISTING REAR ELEVATION VIEW

SCALE: 1/8" = 1'-0"



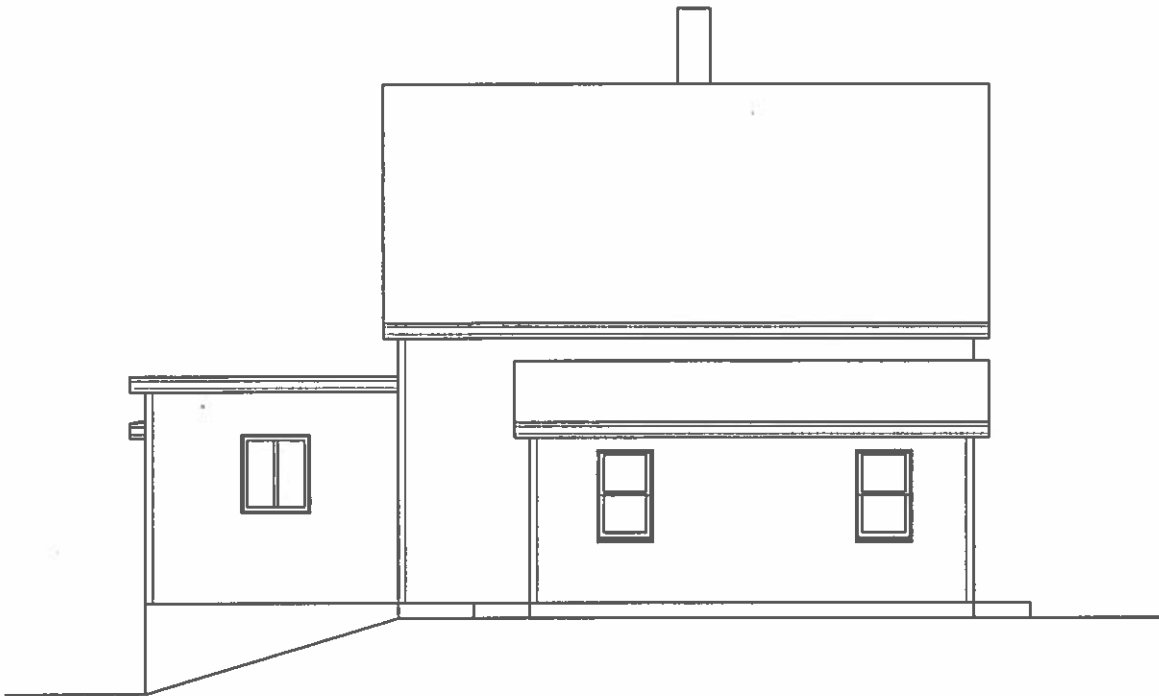
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GRAFTON, MASSACHUSETTS

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EXISTING LEFT ELEVATION VIEW

SCALE: $\frac{1}{8}'' = 1'-0''$



EXISTING LEFT ELEVATION VIEW

SCALE: $\frac{1}{8}'' = 1'-0''$



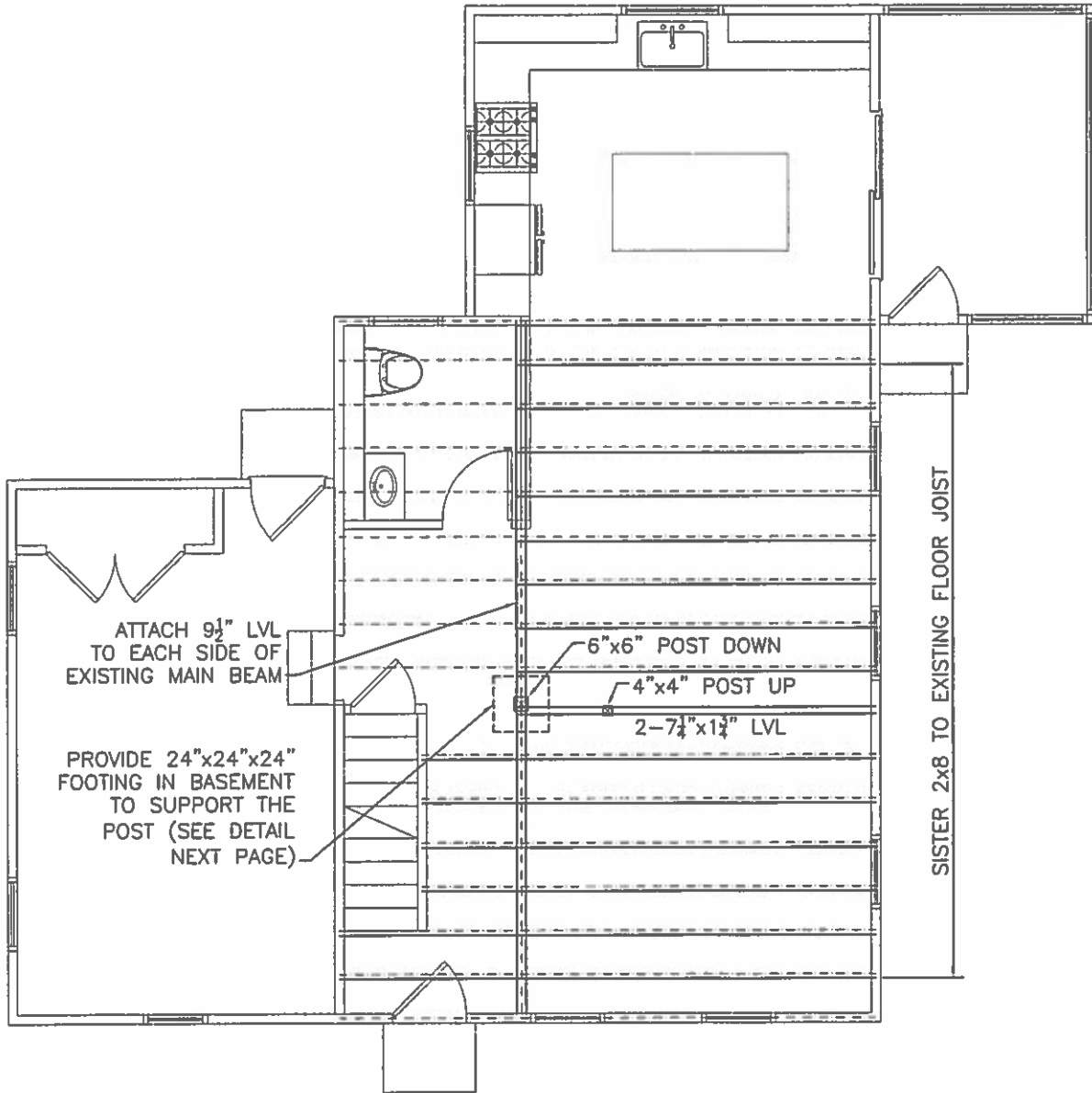
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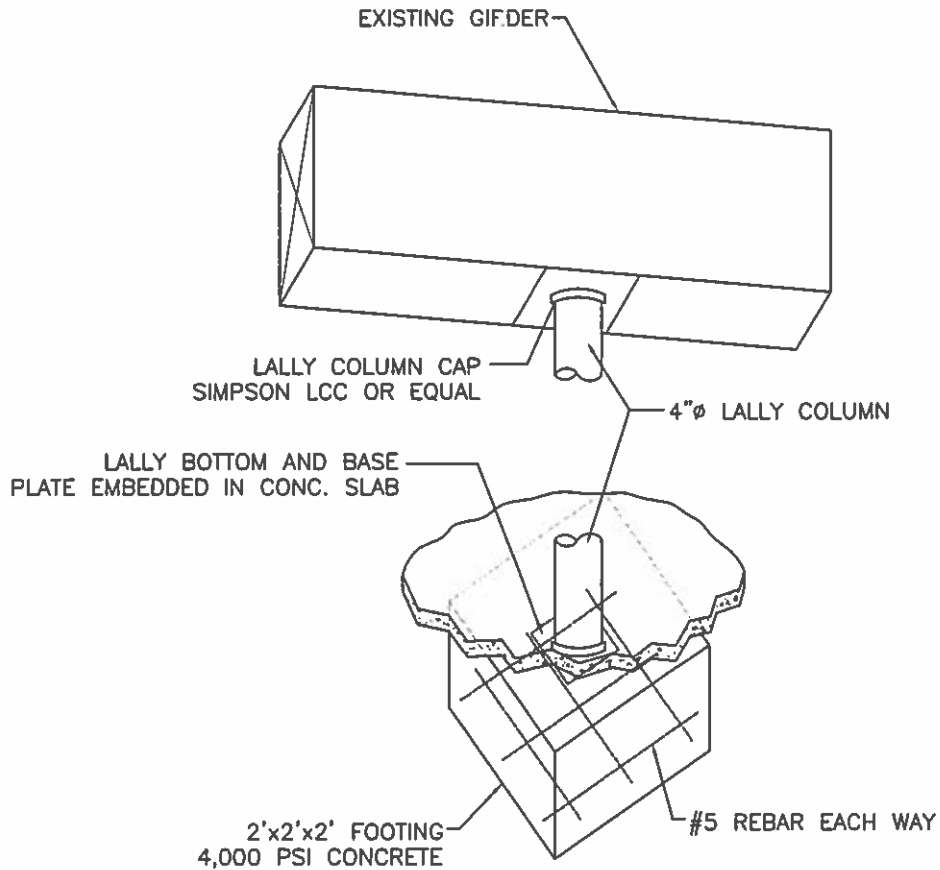


SECOND FLOOR REINFORCEMENT PLAN

SCALE: $\frac{1}{4}'' = 1'-0''$



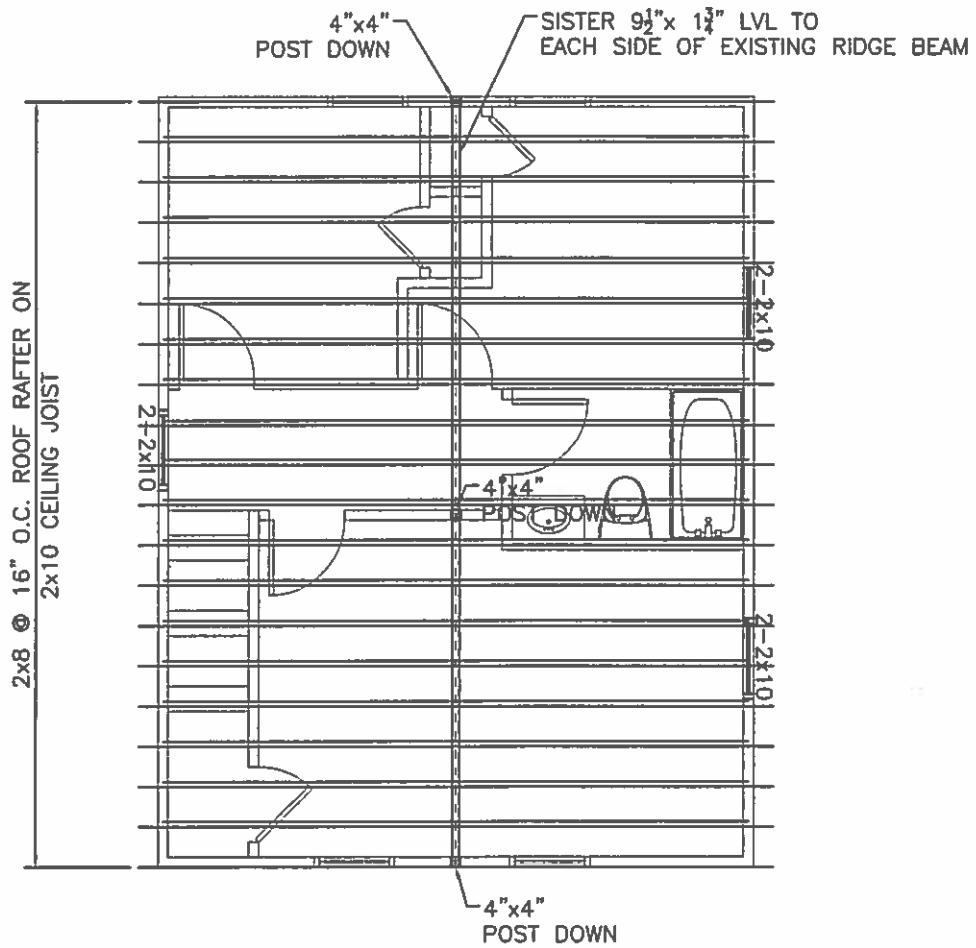
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LALLY COLUMN DETAIL



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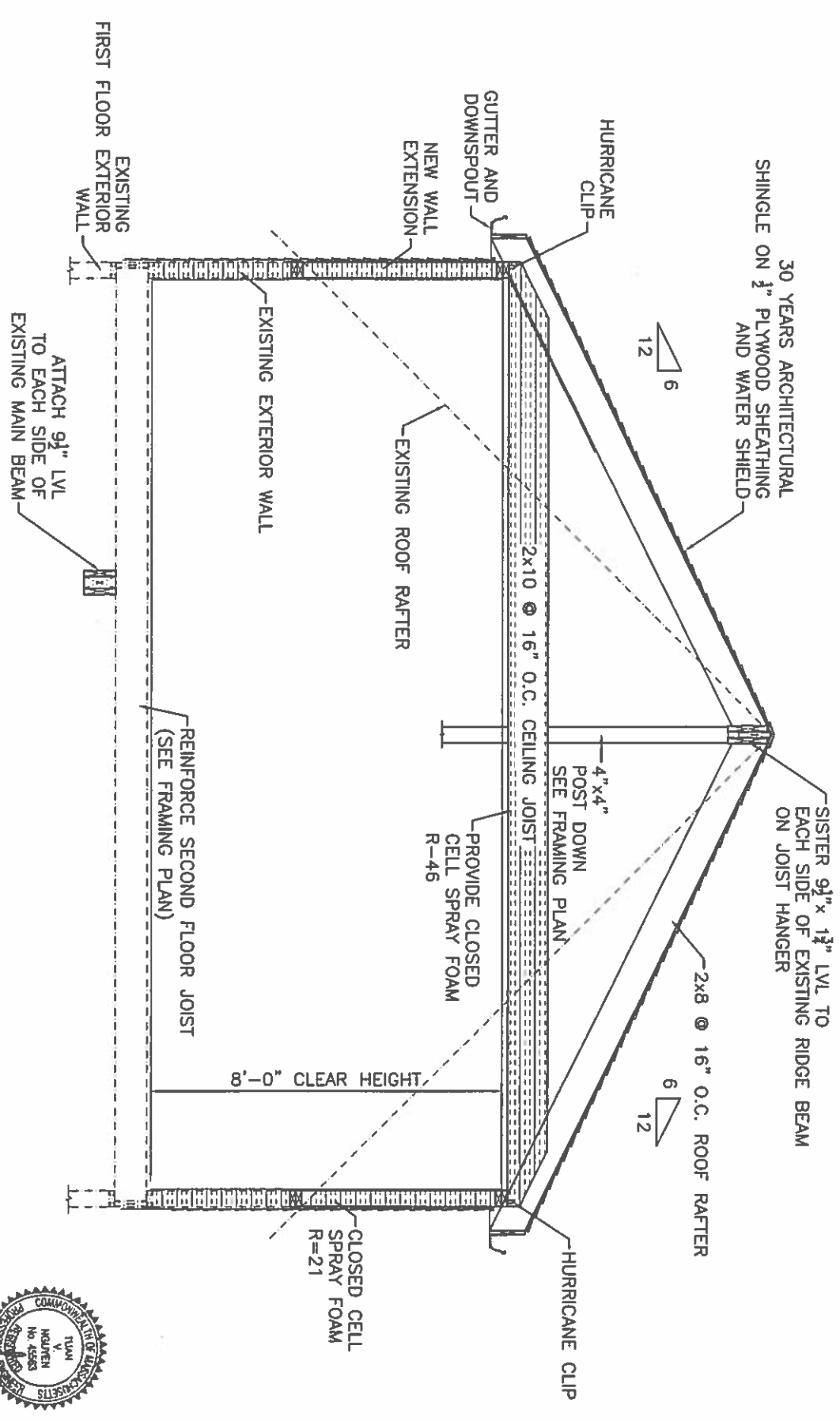


ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



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		COMMONWEALTH OF MASSACHUSETTS TUAN V. NGUYEN No. 45563 REGISTERED PROFESSIONAL ENGINEER		



CROSS SECTION AT DORMER

SCALE: 1/4" = 1'-0"



PART NAME S-4	T DESIGN, LLO		DRAWN BY CHECKED BY DATE PLANNED APPROVED BY	INTERIOR RENOVATION AND DORMER ADD. 13 FERRY STREET GRAFTON, MASSACHUSETTS	REVISION _____ _____ _____
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