



**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 #

2019 / 859

The Grafton Board of Appeals has received a petition from **BRIAN PRUE**
for **54 PROVIDENCE ROAD** requesting that the Zoning Board of Appeals grant a

Special Permit

to allow: **TO ALLOW AN ADDITION OF A 24' x 20' GARAGE ADDITION ON A PRE-EXISTING, NON-CONFORMING STRUCTURE. THE CURRENT GARAGE IS 6.2' AND 8.8' FEET FROM THE SETBACK, LOOKING FOR 6.2' AND 4' OF RELIEF FROM THE SETBACK.**

Map: 73 Lot: 9 Block: 0000

The Board will conduct a Public Hearing on **Thursday, May 02, 2019** 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

Case #859

RECEIVED TOWN CLERK
GRAFTON, MA

RECEIVED

APR 03 2019

Zoning Board of Appeals

2019 APR -3 AM 11:54 PETITION TO THE ZONING BOARD OF APPEALS
TOWN OF GRAFTON, MASSACHUSETTS

pk

DATE: 4/3/19

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 54 Providence Road

TO ALLOW:

The addition of a 24'x20' garage on a pre-existing, non-conforming structure. Current garage is 6.2' & 8.8' from the set-back, looking for 6.2' & 4' of relief from the ~~set~~ setback.

Please complete this entire section:

Location of property: _____ Tax Plan # 73 Plot # 9
 Zoning District in which the property is located: R40
 Title of Property in name of: Brian Prue
 Whose address is: 54 Providence Rd.
 Deed recorded in Book # 57024, Page # 213
 Plan Book # _____, Plan # _____
 Signature of Petitioner: _____
 Print Name Brian Prue
 Address of Petitioner: Same
 Phone Number of Petitioner: 207-219-4128

BPrue24@gmail.com



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: _____

Sceme _____ Brian Prue _____
 Petitioner Name Property Owner / Applicant

_____ 54 Providence Rd. _____
 Petitioner Address Property Address

_____ Grafton, MA 01519 _____
 City, State, Zip City, State, Zip

_____ Phone

Date:	Current	Delinquent	NA
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise	✓		
Disposal	✓		
General Billing			✓

Carl _____ 2/3/19 _____
 Treasurer / Collector Signature Date

**SECT. 7 - WATER SUPPLY PROTECTION O.D.
IMPERVIOUS AREA CALCULATION**

7.5.E. MAX IMPERVIOUS : 25% OR 5000 SF.
WHICHEVER IS GREATER.

LOT AREA X 0.25 = MAX IMPERVIOUS
34,176 S.F. X 0.25 = 8,544 S.F. ◀ MAX.

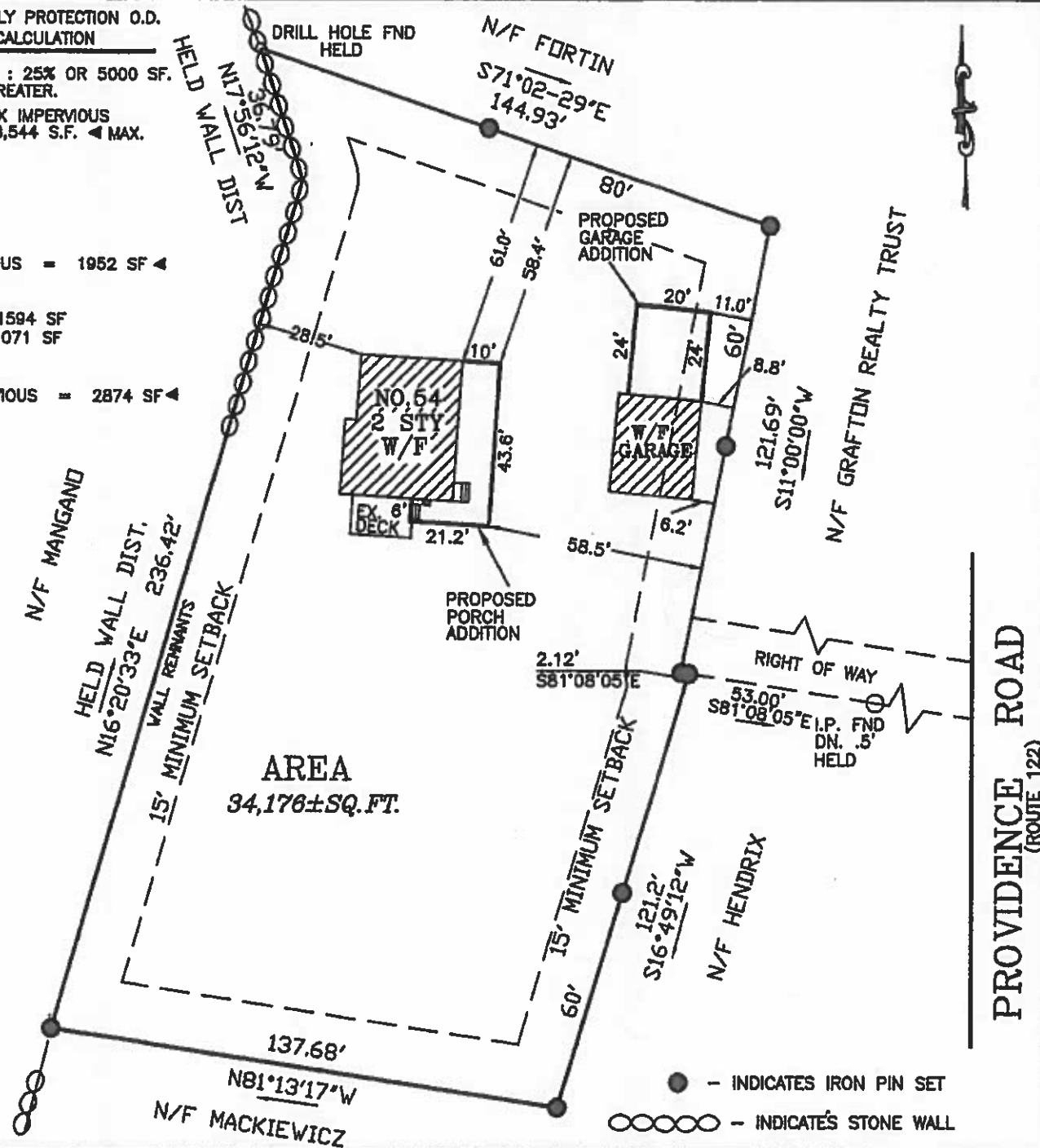
EXISTING IMPERVIOUS

HOUSE = 1112 SF
DECK = 169 SF
GARAGE = 591 SF
WALK = 80 SF
TOTAL EXISTING IMPERVIOUS = 1952 SF ◀

PROPOSED IMPERVIOUS

HOUSE W/ ADDITION = 1594 SF
GARAGE W/ ADDITION = 1071 SF
DECK = 169 SF
WALK = 40 SF
TOTAL PROPOSED IMPERVIOUS = 2874 SF ◀

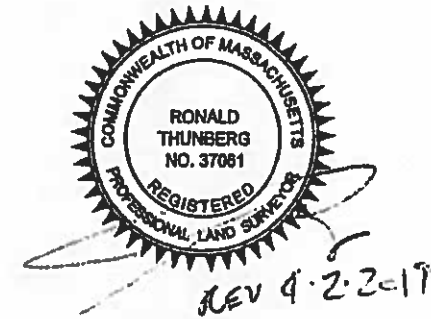
922 ± increase



PROPOSED ADDITION PLAN

ADDRESS: 54 PROVIDENCE ROAD
CITY/TOWN of: GRAFTON, MASSACHUSETTS
SCALE: 1" = 40 FEET DATE: OCTOBER 18, 2018
REVISED: APRIL 2, 2019

DEED & PLAN REFERENCE	
WORCESTER	Registry of Deeds
DEED BOOK 57024	PAGE 213
PLAN BOOK 331	PAGE 15



ZONING DISTRICT: R40 WATER SUPPLY PROTECTION OVERLAY
MIN. FRONT SETBACK: 30 FEET
MINIMUM SIDE AND REAR SETBACK: 15 FEET

HUB SURVEY
HUB SURVEY ASSOCIATES INC.
10 PHELPS PLACE
WEST BOYLSTON, MA 01583



● - INDICATES IRON PIN SET
○○○○ - INDICATES STONE WALL

54 PROVIDENCE ROAD

Location 54 PROVIDENCE ROAD

Mblu 073.0/ 0000/ 0009.B/ /

Acct# 110073000000009B

Owner PRUE BRIAN K

PBN

Assessment \$312,900

Appraisal \$312,900

PID 3682

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$206,600	\$106,300	\$312,900

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$206,600	\$106,300	\$312,900

Owner of Record

Owner PRUE BRIAN K

Sale Price \$370,000

Co-Owner PRUE ELAINE I

Certificate

Address 54 PROVIDENCE ROAD
GRAFTON, MA 01519

Book & Page 57024/213

Sale Date 04/26/2017

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PRUE BRIAN K	\$370,000		57024/213	00	04/26/2017
GRADY PAUL R	\$310,000		52137/387	00	03/20/2014

Building Information

Building 1 : Section 1

Year Built: 1950
Living Area: 2,003
Replacement Cost: \$278,540
Building Percent 69
Good:
Replacement Cost
Less Depreciation: \$192,200

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade	Average +10

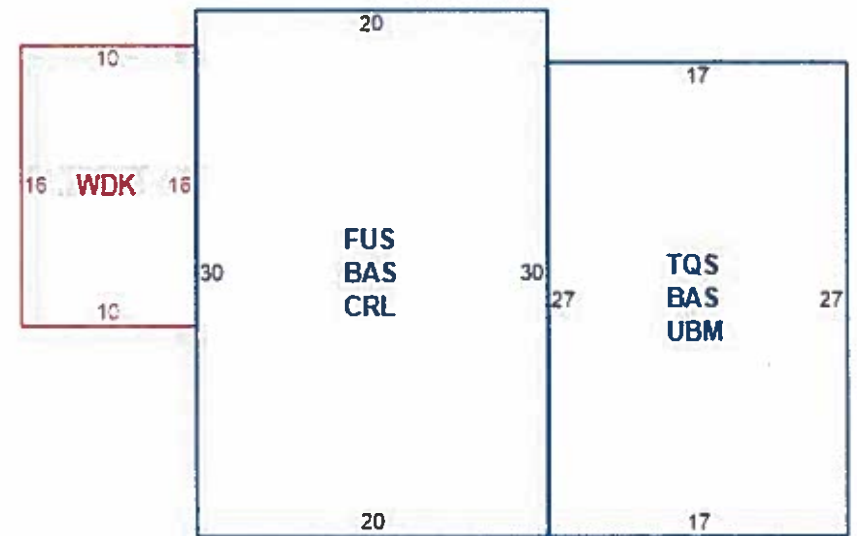
Stories	2.00
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Type	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Typical
Interior Wall 2	
Interior Floor 1	Typical
Interior Floor 2	
Heat Fuel	Oil
Heat Type	Forced Air-Duc
AC Type	None
Bedroom(s)	3
Full Bath(s)	2
Half Bath(s)	1
Extra Fixture(s)	0
Total Rooms	8
Bathroom Quality	Typical
Kitchen Quality	Typical
Extra Kitchen(s)	0
Interior Condition	Average
Exterior Condition	Average
Usrflid 104	

Building Photo



(http://images.vgsi.com/photos/GraftonMAPhotos//\0010\001_11)

Building Layout



(ParcelSketch.aspx?pid=3682&bid=3682)

Building Sub-Areas (sq ft)

Legend

Foundation	Concrete
Bsmt Garage Cap	0
Gas Fireplaces	0
Stacks	
Fireplaces	
Basement Area	459.00
Fin Bsmt Grade	BG Average
Basement Type	Partial Exposed

Code	Description	Gross Area	Living Area
BAS	First Floor	1,059	1,059
FUS	Fin Upper Sty	600	600
TQS	Three Qtr Sty	459	344
CRL	Crawl Space	600	0
UBM	Unfin Bsmnt	459	0
WDK	Wood Deck	160	0
		3,337	2,003

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	Single Family
Zone	R4
Neighborhood	4.1
Alt Land Appr Category	No

Land Line Valuation

Size (Sqr Feet)	35280
Frontage	
Depth	
Assessed Value	\$106,300
Appraised Value	\$106,300

Outbuildings

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

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$224,900	\$104,900	\$329,800
2017	\$235,400	\$90,200	\$325,600
2016	\$207,700	\$97,300	\$305,000

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$224,900	\$104,900	\$329,800
2017	\$235,400	\$90,200	\$325,600
2016	\$207,700	\$97,300	\$305,000

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