



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

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GRAFTON, MA.

2020 FEB 12 AM 9:43

**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 #

2020 / 867

The Grafton Board of Appeals has received a petition from **ROBIN LOUREIRO**
for **4 PARK COURT** requesting that the Zoning Board of Appeals grant a

Special Permit

to allow: TO ALLOW THE CONSTRUCTION OF 3 ROOF OVERHANGS ON A PRE-EXISTING, NON-
CONFORMING STRUCTURE WHERE THE CURRENT SETBACK ON THE STEPS IS 26.1', AT ITS
CLOSEST POINT, AND THE SETBACK ON THE OVERHANG WILL BE 26.9' WHERE 40' IS
REQUIRED.

Map: 27 Lot: 24 Block: 00

The Board will conduct a Public Hearing on _____ 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
Marianne Desrosiers, Vice Chairman
Kay Reed, Clerk
William Yeomans, Member
Brian Waller, Member
Seetharaman Ganesan, Alternate
Carl Parisi, Alternate**

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

DATE: 2/12/2020

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 4 Park Court

TO ALLOW: the construction of 3 roof overhangs on a pre-existing, non-conforming structure where the current setback on the steps is 26.1' and the closest setback on the overhang will be 26.9' where 40' is required.

Please complete this entire section:

Location of property: _____ Tax Plan # 27 Plot # 24
Zoning District in which the property is located: Industrial
Title of Property in name of: Robin Loureiro
Whose address is: 4 Park Court
Deed recorded in Book # 53899, Page # 607
Plan Book # _____, Plan # _____
Signature of Petitioner: _____
Print Name Robin Loureiro Loureiro
Address of Petitioner: Robin Loureiro
Phone Number of Petitioner: 978-235-2267

RobinLoureiro@yahoo.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: _____

 Petitioner Name ROBIN LOUREIRO
 Property Owner / Applicant

 Petitioner Address 4 PARK COURT
 Property Address

 City, State, Zip Grafton, MA 01536
 City, State, Zip

 Phone

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

RL _____ 2/12/20 _____
 Treasurer / Collector Signature Date

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

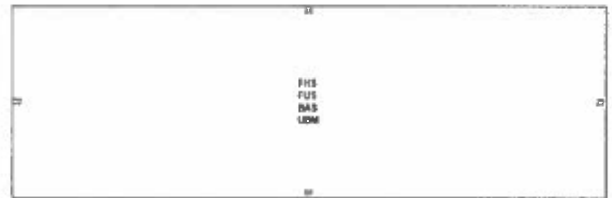
Building Photo



4 PARK COURT

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

Building Layout



(ParcelSketch.ashx?pid=887&bid=887)

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	Unfn 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

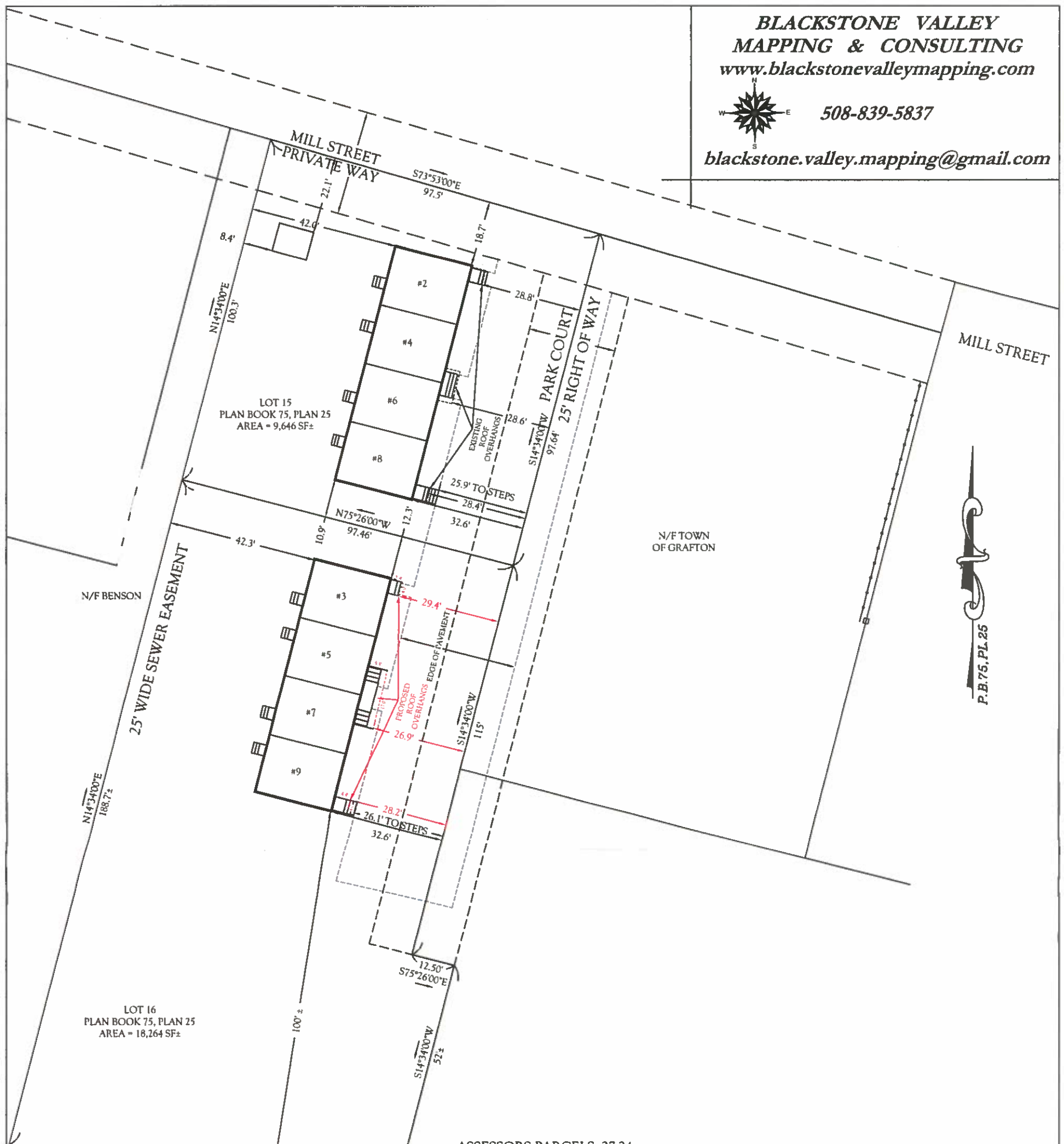
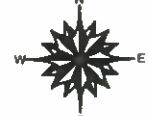
Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			1800.00 S.F.	\$3,900	1

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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P.B. 75, PL. 25

N/F BENSON

N/F TOWN OF GRAFTON

BLACKSTONE RIVER
SCALED FROM
TOWN GIS AERIAL PHOTO

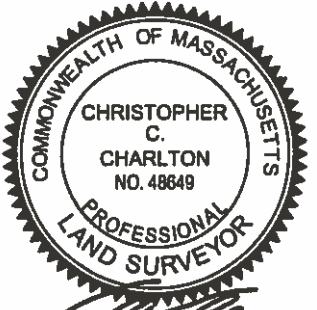
ASSESSORS PARCELS: 27-24
ZONING DISTRICT: INDUSTRIAL
WATER PROTECTION OVERLAY
MAXIMUM IMPERVIOUS AREA: 25%

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 # 027.0-0000-0024.0
GRAFTON
WORCESTER COUNTY
CONTINENTAL LAND SURVEY, LLC
105 BEAVER STREET, FRANKLIN, MA
(508) 528-2528
SCALE: 1"=30' JANUARY 3, 2020

