



**ZONING BOARD OF APPEALS
TOWN OF GRAFTON**
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
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**THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS**

2021/Case #879

VARIANCE

RECEIVED TOWN CLERK
GRAFTON, MA
2021 NOV 16 PM 9:10

Decision of the Board of Appeals on the petition from CHRISTOPHER SCHONHOFF of 20 BRIELLE ROAD requesting that the Zoning Board of Appeals grant a VARIANCE:

FROM SECTION 3.2.3.2, FOR THE CONSTRUCTION OF A SHED ON A PRE-EXISTING CONCRETE PAD ON MY PROPERTY WITHIN THE SETBACK, 1.1' OFF THE SIDE SETBACK. REQUESTING A VARIANCE OF 13.9'.

At their duly held meeting on Thursday, November 4, 2021, the Zoning Board of Appeals took the following action:

Motion made by Mr. Yeomans and seconded by Clerk - Ms. Reed, that the Zoning Board of Appeals grant a VARIANCE to Christopher Schonhoff at 20 BRIELLE ROAD GRAFTON MA,

FROM SEC. 3.2.3.2 OF THE GRAFTON ZONING BY-LAW FOR THE CONSTRUCTION OF A SHED ON A PRE-EXISTING CONCRETE PAD WITHIN THE SIDE SETBACK, 1.1' FROM THE PROPERTY LINE PER EXHIBIT A ATTACHED.

THE BOARD MAKES THE FOLLOWING FINDINGS:

- Finding 1: The parcel is located in the R8 Zoning District.
- Finding 2: The R8 Zoning District requires a 15' side yard setback.
- Finding 3: The lot has wetlands in the back that preclude a shed location there.
- Finding 4: The lot has a pre-existing, non-conforming concrete pad that was present before the current house was built.
- Finding 5: The pre-existing concrete pad sits 1.1' off the property line and within the side setback.
- Finding 6: Moving the shed to a different location would cause the homeowner to incur significant additional expense, including removal of the concrete pad and installation of a new concrete pad.
- Finding 7: Sheds are commonplace in residential neighborhood, including this neighborhood.

BASED ON FINDING 4, FINDING 5 AND FINDING 6. WE FIND A UNIQUE CONDITION INCIDENTAL TO THE LOT.

BASED ON FINDINGS 1 THROUGH 6, WE FIND A HARDSHIP EXISTS OWING TO THE UNIQUE CONDITIONS OF THE LOT.

BASED ON FINDING 7, WE FIND THAT A VARIANCE WOULD NOT DEROGATE FROM THE INTENT AND PURPOSE OF THE BY-LAW.

ON A ROLL CALL VOTE:

Brian Waller, Chairman: **YES**
Marianne Desrosiers, Vice Chairman: **absent**
Kay Reed, Clerk: **YES**
William Yeomans, Member: **YES**

William McCusker, Member: **YES**
Mitali Biswas, Alternate Member: **YES**
Peter Adams, Alternate Member:

Motion Passed: VARIANCE GRANTED

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L.c.40A.

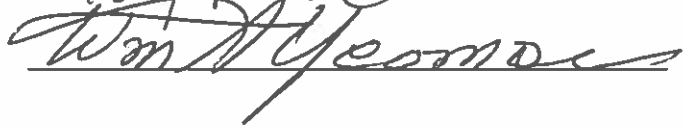
Brian Waller, Chairman



Kay Reed, Clerk



William Yeomans, Member

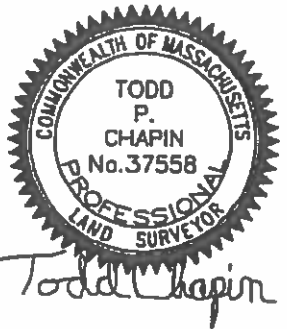
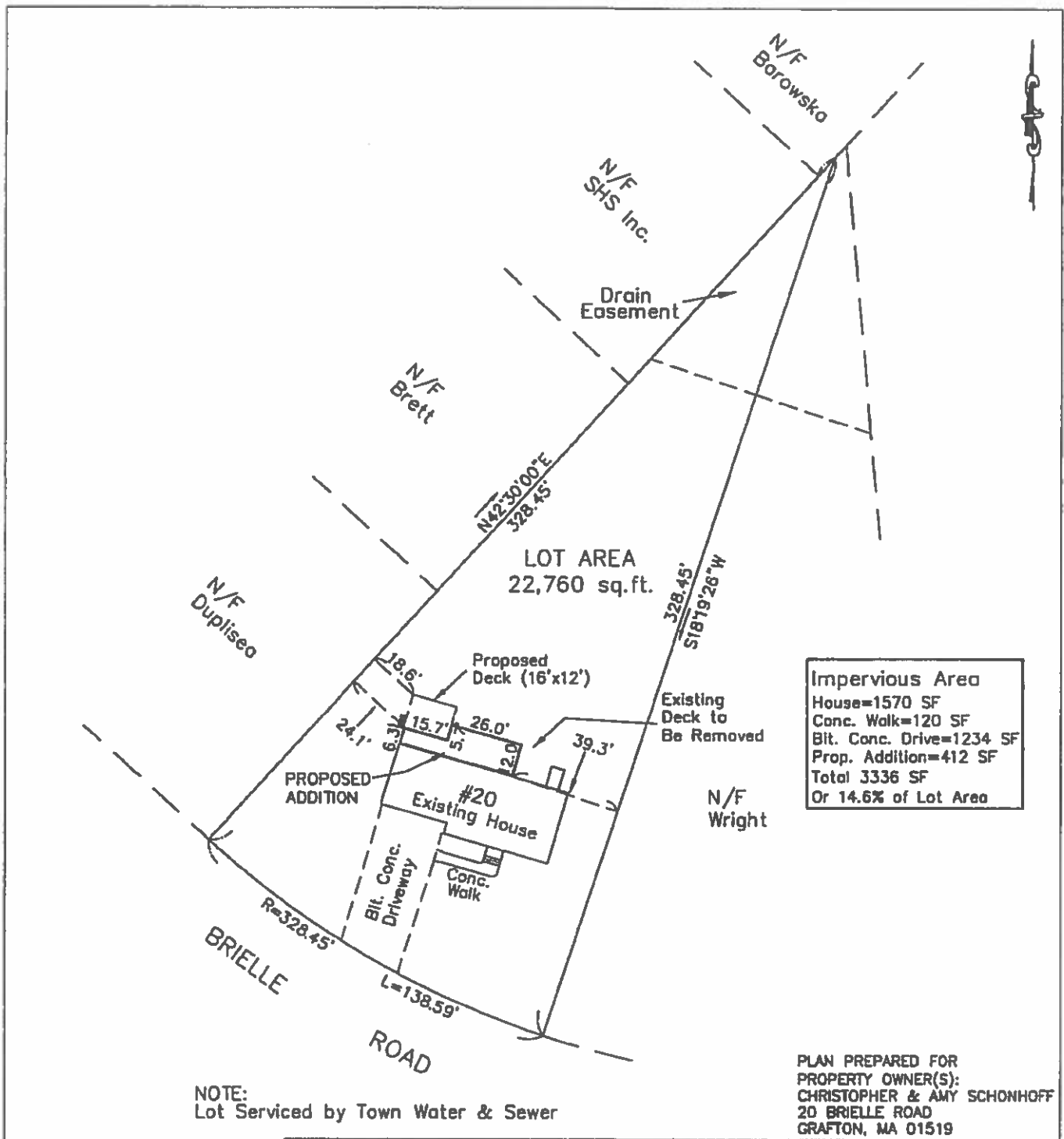


William McCusker, Member

Mitali Biswas, Alternate Member



A complete file of this case (Case #879/2021) is on file with the Town Clerk.



ASSESSORS MAP: 53 PARCEL 117 ZONING DISTRICT: AGRICULTURAL/RESIDENTIAL	PROPOSED ADDITION	
	PLOT PLAN OF LAND IN GRAFTON, MASS	
	SCALE: 1"=50'	DATE: 02/20/2018
CHAPPELL ENGINEERING ASSOCIATES, LLC 201 Boston Post Road, Marlborough, MA 508-523-4559		

Exhibit A