



**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 #

2021 / 879

The Grafton Board of Appeals has received a petition from **CHRISTOPHER SCHONHOFF**
for **20 BRIELLE ROAD** requesting that the Zoning Board of Appeals grant a

Variance

to allow: REQUESTING 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' AND
1.9' OFF THE SIDE SETBACK. REQUESTING A VARIANCE OF 13.9' AND 13.1' RESPECTIVELY.

Map: 53 Lot: 117 Block: 000

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

Peter Adams, Alternate

Mitali Biswas, Alternate

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

2021 SEP 27 AM 11:20
RECEIVED
ZONING BOARD

DATE: 9-9-21

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 3.2.3.2.
- Grant a **SPECIAL PERMIT** for a specific use which is subject to the approval of your Board.

FOR LAND/BUILDINGS AT 20 Brielle Road

TO ALLOW:

Construction of a shed on a pre-existing concrete pad on my property within the set back requesting a variance of 13.9 feet and 13.1 feet respectively.

Please complete this **entire** section:

Location of property: _____ Tax Plan # 53 Plot # 117
Zoning District in which the property is located: AG/Res.
Title of Property in name of: Christopher Schonhoff
Whose address is: 20 Brielle Road
Deed recorded in Book # 22146, Page # 26
Plan Book # _____, Plan # _____
Signature of Petitioner: [Signature]
Print Name Christopher M. Schonhoff
Address of Petitioner: 20 Brielle Road
Phone Number of Petitioner: 508 826 4714

Christopher M. Schonhoff, PhD

20 Brielle Road, North Grafton, MA 01536 | 508-826-4714 | schonhoffc@yahoo.com

September 8, 2021

Robert S. Berger
Inspector of Buildings
Town of Grafton
30 Providence Road
Grafton, MA 01519

Dear Robert S. Berger:

I am responding to your correspondence dated August 25, 2021 concerning the shed I am planning to build on my property. This letter serves as my application for a variance with the Zoning Board of Appeals. Submitted with this letter, you will find (1) a copy of the Town of Grafton Tax Map showing the subject property and immediate abutters, (2) a certified plot plan of the property, (3) a listing of the names and addresses of abutters within three hundred feet of the property line, (4) a Certificate of Good Standing signed off by the Treasurer/Collectors office, and (5) a check for one hundred sixty-five dollars.

Here are my responses to the conditions to be met for granting a variance/special permit:

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.

Response: A clear hardship exists upon my land that requires me to apply for a variance. (1) The back yard of the property abuts wetlands and, therefore, the shed cannot be constructed there. (2) More importantly, a pre-existing structure (concrete slab) has been present on the property and lies within 15 feet of the property line. This concrete slab pre-dates the construction of the house and passed all previous inspections, including but not limited to, all building and zoning code inspections conducted on my property by this department at the time I purchased my property. The footprint of this concrete slab pre-dates the purchase of my property as well as any alleged zoning violations for the construction of my shed. Best building practices for the construction of a shed dictate that the shed should be built on this concrete pad. As such, requiring the removal and/or relocation of my shed and demolition of the pre-existing concrete pad would be both an undue burden and inconsistency enforced by this governing body. Thus, by any reasonable interpretation, a hardship exists, and I respectfully request granting of a variance.

II. The condition affecting your property is incidental to that property and not generally affecting other parcels within your zoning district.

Response: The condition affecting my property is clearly incidental to my property. The pre-existing structure (concrete pad) lies entirely on my property and in no way affects other parcels in my 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.

Response: By any reasonable interpretation, the construction of a shed on my property will have no substantial detriment to the public good. There has been a smaller shed in the exact same spot for many years without incident. There are countless sheds in Grafton situated along property lines in violation of the bylaw. In fact, two abutters of my property have sheds within 15 feet of my property line. When completed, the shed will be barely visible from the road, and will be also barely visible to two abutters on Rose Lane due to the existence of a 6-foot fence on my property. Finally, and most importantly, I have been in contact with all the direct abutters of my property and not one of them has expressed any reluctance with construction of this shed.

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.

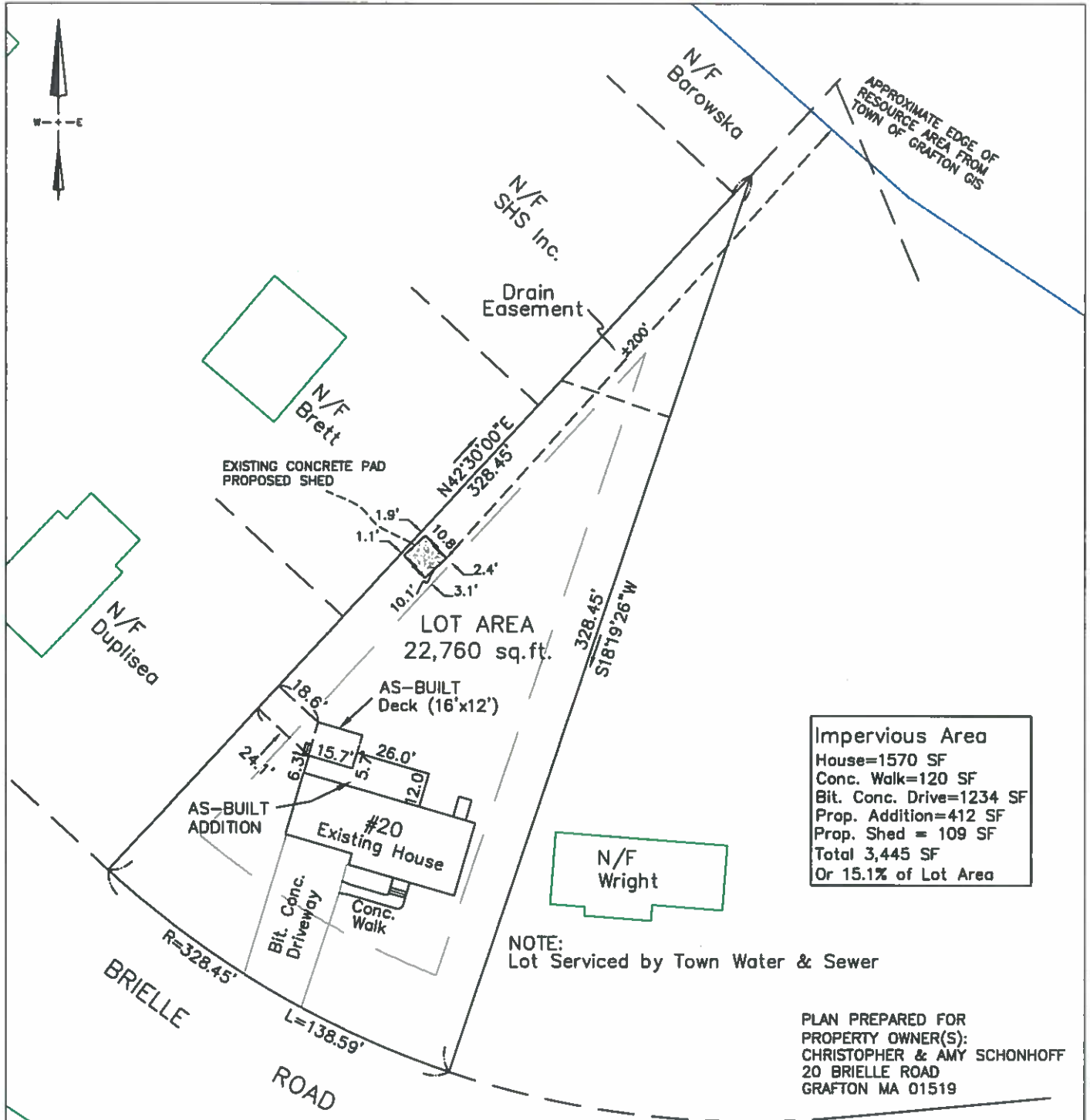
Response: Due to the fact that many sheds in Grafton are not in compliance with this bylaw, it is entirely unreasonable to conclude that construction of a shed on my property can in any way be viewed as a substantial derogation from the intent and purpose of the Town of Grafton Zoning Bylaws.

Please let me know if you need any additional information from me. I look forward to a positive resolution of this issue.

Sincerely,



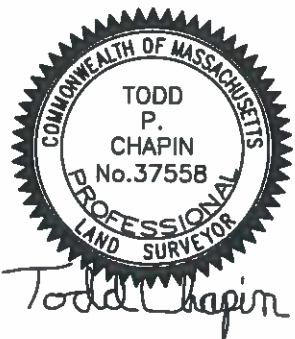
Christopher M. Schonhoff



Impervious Area	
House	=1570 SF
Conc. Walk	=120 SF
Bit. Conc. Drive	=1234 SF
Prop. Addition	=412 SF
Prop. Shed	= 109 SF
Total	3,445 SF
Or 15.1% of Lot Area	

NOTE:
Lot Serviced by Town Water & Sewer

PLAN PREPARED FOR
PROPERTY OWNER(S):
CHRISTOPHER & AMY SCHONHOFF
20 BRIELLE ROAD
GRAFTON MA 01519



ASSESSORS MAP - 053 117
ZONING DISTRICT: AGRICULTURAL/RESIDENTIAL
MIN. YARD SETBACKS: FRONT = 30
SIDE = 15' REAR = 15'
MAX. BLDG. COV = 30%
MAX HEIGHT = 35'

RealMapInfo LLC
11 Apex Drive Suite 300 A
Marlborough, MA. 01752
774-570-0642

PROPOSED SHED
PLAN OF LAND IN
GRAFTON, MASS

SCALE: 1"=50'	DATE: 09/22/2021
DEED REF. BOOK: 22146 PAGE: 26	
PLAN BOOK 607 PLAN 101	
RECORDED ● WORCESTER COUNTY REGISTRY OF DEEDS	



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 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: _____

Christopher Schenkoff
 Petitioner Name
20 Brielle Road
 Petitioner Address
N. Grafton MA 01536
 City, State, Zip
508 826 4714
 Phone

Christopher Schenkoff
 Property Owner / Applicant
20 Brielle Road
 Property Address
Grafton, MA
 City, State, Zip

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


[Signature]
 Treasurer / Collector Signature

9/8/21
 Date



Property Information

Property ID 053.0-0000-0117.0
Location 20 BRIELLE ROAD
Owner SCHONHOFF CHRISTOPHER M



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 3/23/2021
 Data updated 3/23/2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



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RECEIVED

SEP 08 2021

**GRAFTON
 ASSESSORS**

BOARD OF ASSESSORS

Request for Abutters List

Date of Request: 9-8-21 Date List Needed: 9-9-21

Requested by: Christopher Schonhoff Phone: 508 826 4714

Name of Property Owner: Christopher Schonhoff

Street Address of Property: 20 Bruelle Road

Map: 53 Block: 117 Lot: _____

REASON FOR LIST:

Hearing before Zoning Board of Appeals Yes No _____

Hearing before Planning Board Yes _____ No _____

Hearing before Conservation Commission Yes _____ No _____

Other: _____

REASON FOR HEARING - (please check one)

Variance Scenic Road _____ Title 5 _____ Special Permit _____ Subdivision _____

Other: _____

RADIUS FOR ABUTTERS - (please check one)

Immediate _____ 300 Feet Upon, along, across or under: _____

LABELS

Two Sets of Labels will be provided if needed: Yes No _____
 (Planning Board requires 2 sets of Labels)

Office Use Only

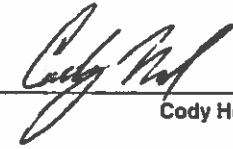
Date List Prepared: 09/08/2021 Address Labels Prepared: 09/08/2021

Fee Charged: \$ 25.00 Amt. Paid: 25.00 \$ Date: 9-8-2021

Check: # 8007 Cash: \$ _____ Money Order: \$ _____

[Handwritten Signature]

3/8/2021

20 Brielle Road
Map 53 Lot 117


Cody Herd, Data Collector

PARCEL ID	LOCATION	OWNER	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
052.0-0000-0001.0	21 ROSE LANE REAR	MASS COMMONWEALTH OF	DEPT OF FISHERIES WILDLIFE ENVIRONMENT	100 CAMBRIDGE STREET	BOSTON	MA	02202	22196	78
052.0-0000-0002.0	17 ROSE LANE	LWANGA, RONALD	LWANGA, JACQUELINE	17 ROSE LANE	N GRAFTON	MA	01536	63259	328
052.0-0000-0003.0	15 ROSE LANE	BRETT NEIL D	REED BRETT VIRGINIA A	15 ROSE LANE	N GRAFTON	MA	01536	23048	142
052.0-0000-0004.0	12 ROSE LANE	HARDING GISELLE Y	HARDING MARC J	12 ROSE LANE	N GRAFTON	MA	01536	51566	353
052.0-0000-0005.0	14 ROSE LANE	BENNETT STACIE N		14 ROSE LANE	N GRAFTON	MA	01536	55858	24
052.0-0000-0006.0	16 ROSE LANE	SEIDMAN MITCHELL F	TSE MINNIE	16 ROSE LANE	N GRAFTON	MA	01536	33873	79
052.0-0000-0007.0	18 ROSE LANE	AMARAL RICHARD E	AMARAL MARGARET R	18 ROSE LANE	N GRAFTON	MA	01536	4331	136
052.0-0000-0008.0	20 ROSE LANE	LUCARELLI JUDITH M		20 ROSE LANE	N GRAFTON	MA	01536	52730	218
052.0-0000-0009.0	22 ROSE LANE	SMITH MARY ANN LIFE ESTATE	SMITH JONATHAN J & MICHAEL P	22 ROSE LANE	N GRAFTON	MA	01536	47596	226
052.0-0000-0010.0	21 ROSE LANE	BURKEY, FRANKLIN ALEXANDER	BURKEY, STEPHANIE M	21 ROSE LANE	N GRAFTON	MA	01536	63070	397
052.0-0000-0011.0	20 ROSE LANE REAR	S H S INC WILLIAM SAWYER PRESIDENT	C/O JOHN HODGSON/FLETCHER TILTON & WHIPP	390 MAIN STREET	WORCESTER	MA	01608	4253	22
052.0-0000-0012.0	23 BRIELLE ROAD	QUALITY HOME BUILDERS INC		PO BOX 411	N GRAFTON	MA	01536	16438	93
052.0-0000-0013.0	21 BRIELLE ROAD	SHEA JONATHAN E	SHEA JEANNE A	21 BRIELLE ROAD	N GRAFTON	MA	01536	22693	181
052.0-0000-0014.0	19 BRIELLE ROAD	ZALIECKAS JEFFREY M		19 BRIELLE ROAD	N GRAFTON	MA	01536	53134	300
053.0-0000-0008.0	7 ROSE LANE	BOROWSKI PETER	KIEBALA BOROWSKA BOZENA	144 RIVERLIN STREET	MILLBURY	MA	01527	22433	356
053.0-0000-0009.0	10 ROSE LANE	COTONI JONATHAN M	COTONI NICOLE M	10 ROSE LANE	N GRAFTON	MA	01536	55902	233
053.0-0000-0010.0	8 ROSE LANE	DEYETTE WENDY		8 ROSE LANE	N GRAFTON	MA	01536	19000	243
053.0-0000-0031.0	13 ROSE LANE	S H S INC WILLIAM SAWYER PRES	C/O JOHN HODGSON/FLETCHER TILTON & WHIPP	390 MAIN STREET	WORCESTER	MA	01608	4253	22
053.0-0000-0032.0	11 ROSE LANE	BOROWSKA BOZENA	BOROWSKI PETER	144 RIVERLIN STREET	MILLBURY	MA	01527	23122	250
053.0-0000-0080.0	1 WHITE FLOWER LANE	GRAFTON LAND TRUST INC		37 WHEELER ROAD	N GRAFTON	MA	01536	45489	280
053.0-0000-0117.0	20 BRIELLE ROAD	SCHONHOFF CHRISTOPHER M	SCHONHOFF AMY E	20 BRIELLE ROAD	N GRAFTON	MA	01536	22146	26
053.0-0000-0118.0	18 BRIELLE ROAD	WRIGHT DANIEL	WRIGHT ERIN	18 BRIELLE ROAD	N GRAFTON	MA	01536	55312	373
053.0-0000-0119.0	16 BRIELLE ROAD	ASHMORE ALLAN	ASHMORE NICOLA	16 BRIELLE ROAD	N GRAFTON	MA	01536	25550	13
053.0-0000-0120.0	14 BRIELLE ROAD	KEELER WILLIAM H JR	BROWN CHRISTINE M	14 BRIELLE ROAD	N GRAFTON	MA	01536	38955	299
053.0-0000-0121.0	12 BRIELLE ROAD	SULLIVAN, KATELYNN	CHEHOSKI, JONATHAN	12 BRIELLE ROAD	N GRAFTON	MA	01536	65546	134
053.0-0000-0122.0	10 BRIELLE ROAD	ASLAM, ALI P	ASLAM, REBECCA K	10 BRIELLE ROAD	N GRAFTON	MA	01536	59448	31
053.0-0000-0123.0	8 BRIELLE ROAD	GRIFFIN BRIAN T	GRIFFIN MEGAN E	8 BRIELLE ROAD	N GRAFTON	MA	01536	50970	147
053.0-0000-0124.A	6 BRIELLE ROAD	SZEMIOT, JULIA JADWIGA	SANTOSO, JUNIUS	6 BRIELLE ROAD	N GRAFTON	MA	01536	64307	38
062.0-0000-0001.0	2 WHITE FLOWER LANE	GRAFTON LAND TRUST INC		37 WHEELER ROAD	N GRAFTON	MA	01536	45489	280