



**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 #

2022 / 883

The Grafton Board of Appeals has received a petition from **JAY GALLANT**
for **125 GEORGE HILL ROAD** requesting that the Zoning Board of Appeals grant a

Special Permit

to allow: **TO ALLOW THE THE RECONSTRUCTION AND EXPANSION OF AN EXISTING WRAP-AROUND PORCH THAT WAS ORIGINALLY BUILT WITHIN THE FRONT YARD SETBACK IN 1900. PART OF THE PORT RECONSTRUCTION IS INCLUDED IN AN ADDITIOM-RENOVATION PROJECT FOR WHICH A BUILDING PERMIT IS ALREADY ISSUED. IF THE REQUESTED RELIEF IS GRANTED, THE ENTIRE PORCH WILL BE UNIFORM AND CONTINUOUS FROM THE CORNER OF THE ADDITION AROUND THE ENTIRETY OF THE EXISTING HOUSE. THE EXISTING PORCH IS 23.9' FROM THE FRONT PROPERTY LINE AND THE PROPOSED EXTENDED PORCH WILL BE 22.2' FROM THE PROPERTY LINE.**

Map: 91 Lot: 1 Block: 0000

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

Brian Waller, Chairman

Marianne Desrosiers, Vice Chairman

Kay Reed, Clerk

William Yeomans, Member

William McCusker Member

Peter Adams, Alternate

Mitali Biswas, Alternate

RECEIVED TOWN CLERK
GRAFTON, MA

RECEIVED TOWN CLERK
GRAFTON, MA

2022 JAN 26 AM 8:42

2022 JAN 26 AM 8:42

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

DATE: January 21, 2022

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 125 George Hill Road

TO ALLOW:

This petition is to allow for the reconstruction and expansion of an existing wrap-around porch that was originally built within the front yard setback in 1900. Part of the porch reconstruction is included in an addition-renovation project for which a building permit has already been issued. If the requested relief is granted, the entire porch will be uniform and continuous from the corner of the addition around the entirety of the existing house. The existing porch is 23.9' from the front property line, and the proposed extended porch will be 22.2' from the property line.

Please complete this **entire** section:

Location of property: _____ Tax Plan # 95 Plot # 1
Zoning District in which the property is located: Agricultural Residential
Title of Property in name of: Monika Ernenwein, Trustee, 125 George Hill R.E. Trust
Whose address is: 111 George Hill Road, Grafton, MA 01519
Deed recorded in Book # 63657, Page # 123
Plan Book # _____, Plan # _____
Signature of Petitioner: [Signature]
Print Name Jay Gallant, Architect
Address of Petitioner: 42 Maple Street, Paxton, MA 01612
Phone Number of Petitioner: 774-245-7643

RECEIVED TOWN CLERK
GRAFTON, MA

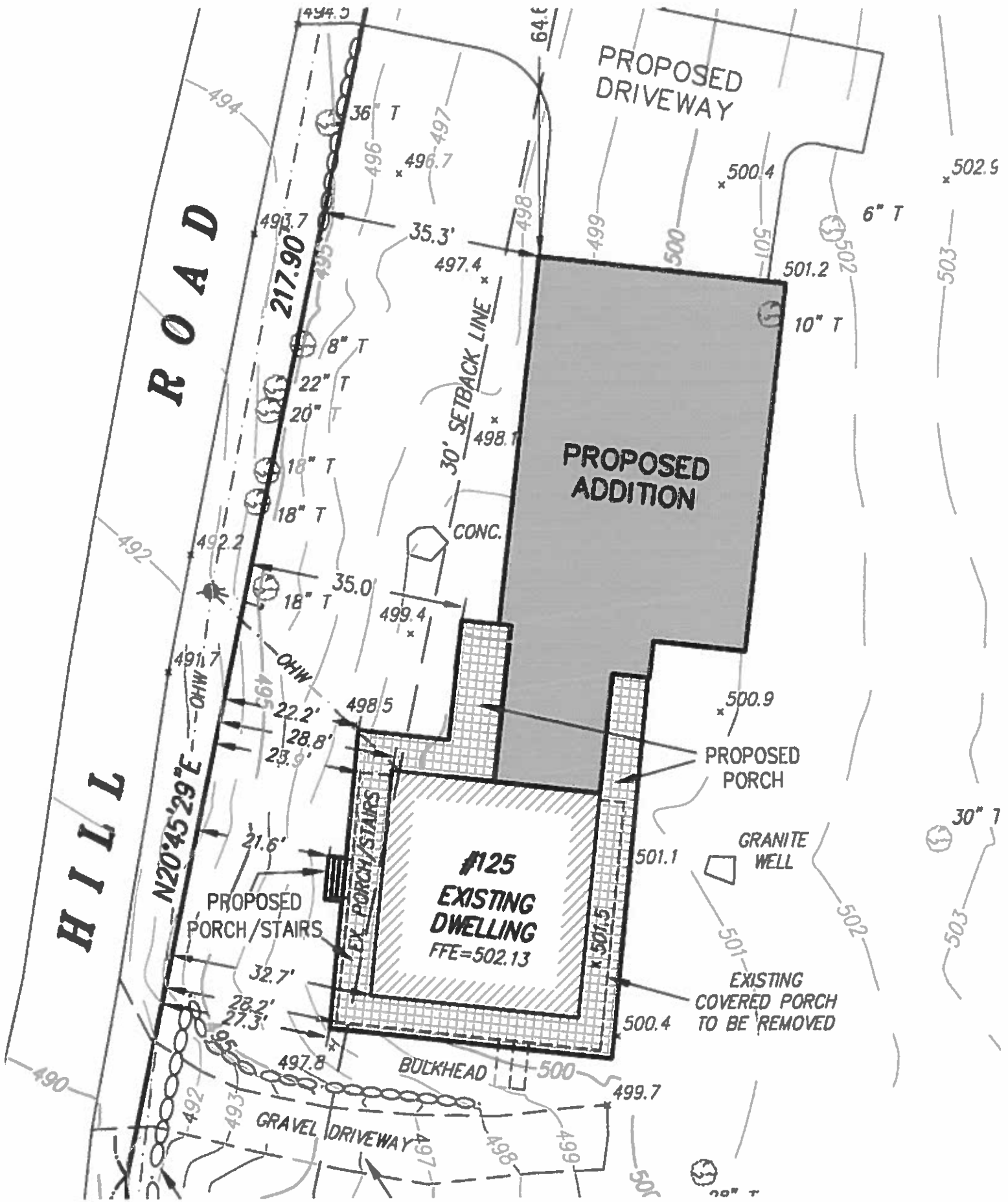
2022 JAN 26 AM 8:43



125 George Hill Road

Proposed House and Porch







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 checked="" type="checkbox"/> Other ZBA	_____	_____ ✓

Other Permit: _____

Jay Gallant

 Petitioner Name
42 Maple Street

 Petitioner Address
Paxton, MA 01612

 City, State, Zip
774-245-7643

 Phone

125 George Hill Road Real Estate Trust

 Property Owner / Applicant
125 George Hill Road

 Property Address

Grafton, MA 01519

 City, State, Zip

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

 Treasurer / Collector Signature

1/26/22

 Date

125 GEORGE HILL ROAD

Location 125 GEORGE HILL ROAD

Mblu 095.0/ 0000/ 0001.0/ /

Acct# 1100950000000010

Owner ERNENWEIN MONIKA TRUSTEE

PBN

Assessment \$396,500

Appraisal \$396,500

PID 5176

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$213,000	\$183,500	\$396,500

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$213,000	\$183,500	\$396,500

Owner of Record

Owner ERNENWEIN MONIKA TRUSTEE
Co-Owner 125 GEORGE HILL REAL ESTATE TRUST
Address 111 GEORGE HILL ROAD
GRAFTON, MA 01519

Sale Price \$400,000
Certificate
Book & Page 63657/123
Sale Date 11/03/2020
Instrument 1H

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ERNENWEIN MONIKA TRUSTEE	\$400,000		63657/123	1H	11/03/2020
SNYDER ANNIE M	\$0		3748/248	00	01/26/1956

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,815

Replacement Cost: \$332,814
Building Percent Good: 64
Replacement Cost Less Depreciation: \$213,000

Building Attributes

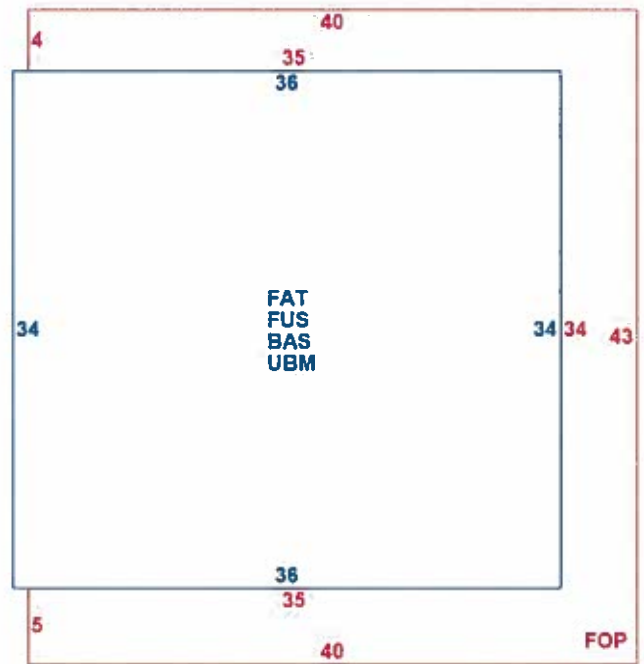
Field	Description
Style	Colonial
Model	Residential
Grade	Average
Stories	2.00
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Type	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Pine/Soft Wood
Heat Fuel	Oil
Heat Type	Steam
AC Type	None
Bedroom(s)	4
Full Bath(s)	1
Half Bath(s)	0
Extra Fixture(s)	0
Total Rooms	7
Bathroom Quality	Semi-Modern
Kitchen Quality	Semi-Modern
Extra Kitchen(s)	0
Interior Condition	Average
Exterior Condition	Average
Foundation	Stone
Bsmnt Garage Cap	0
Gas Fireplaces	0
Stacks	2
Fireplaces	1
Basement Area	1224.00
Fin Bsmt Area	0
Fin Bsmt Grade	
Basement Type	Full
Fndtn Cndtn	

Building Photo



(http://images.vgsi.com/photos/GraftonMAPhotos/A0020IMG_0013_20676)

Building Layout



(ParcelSketch.ashx?pid=5176&bid=5176)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,224	1,224
FUS	Fin Upper Sty	1,224	1,224
FAT	Fin Attic	1,224	367
FOP	Open Porch	530	0
UBM	Unfin Bsmt	1,224	0
		5,426	2,815

Basement

Extra Features

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

Land

Land Use

Use Code 1010
Description Single Family
Zone R8
Neighborhood 8.2
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 7.90
Frontage
Depth
Assessed Value \$183,500
Appraised Value \$183,500

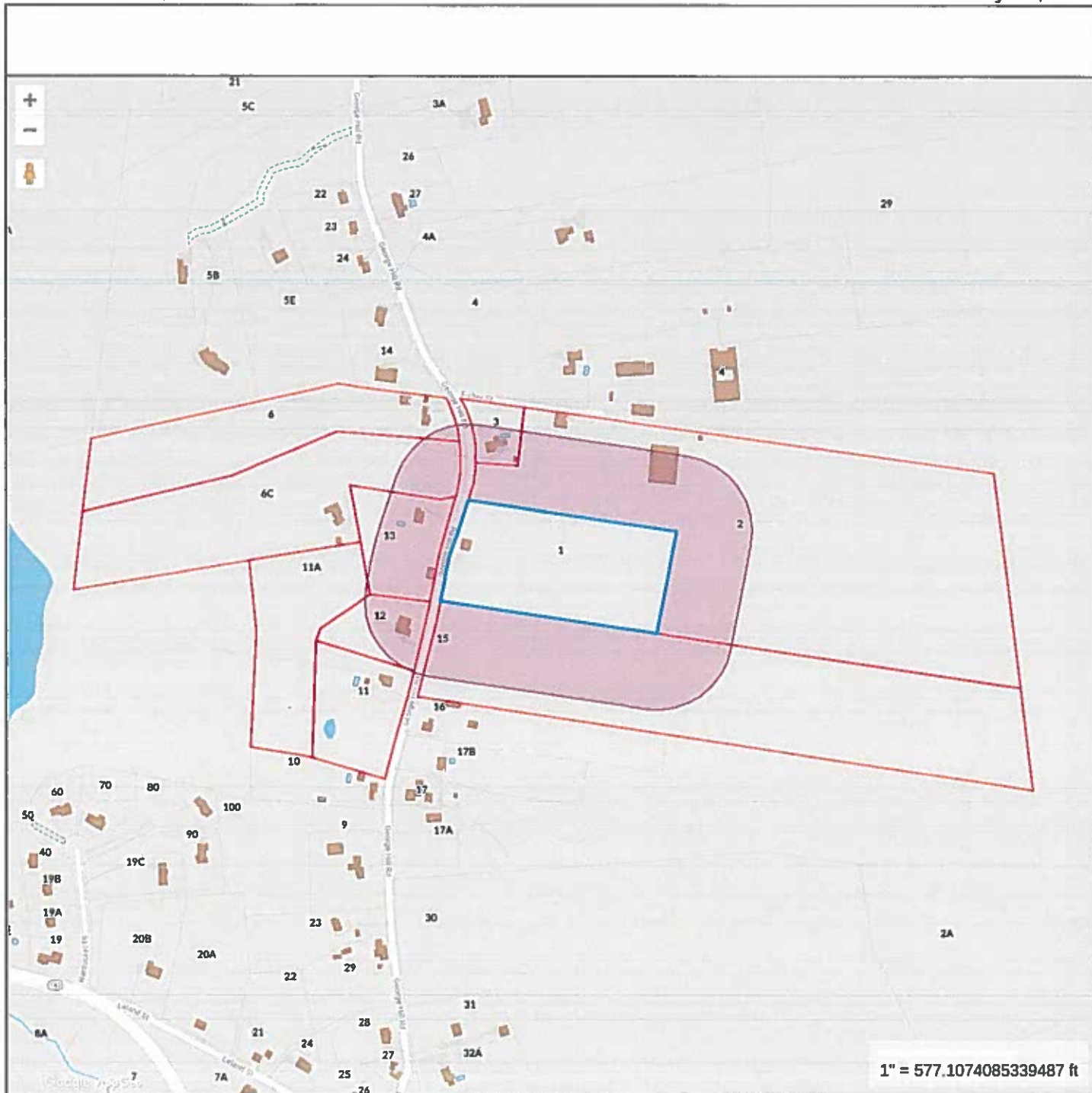
Outbuildings

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

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$182,200	\$171,200	\$353,400
2020	\$180,300	\$171,200	\$351,500
2019	\$177,000	\$188,300	\$365,300

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$182,200	\$171,200	\$353,400
2020	\$180,300	\$171,200	\$351,500
2019	\$177,000	\$188,300	\$365,300



Property Information

Property ID 095.0-0000-0001.0
 Location 125 GEORGE HILL ROAD
 Owner ERNENWEIN MONIKA TRUSTEE



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

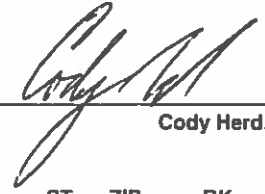
Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

1/26/2022

125 George Hill Road
Map 95 Lot 01



Cody Herd, Data Collector

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
094.0-0000-0006.0	120 GEORGE HILL ROAD	RICHARD BRIAN J	RICHARD DIANE	120 GEORGE HILL ROAD	GRAFTON	MA	01519	21849	299
094.0-0000-0006.C	126 GEORGE HILL ROAD	PRESTON RANDALL S	PRESTON MARY	126 GEORGE HILL ROAD	GRAFTON	MA	01519	26463	140
094.0-0000-0011.0	138 GEORGE HILL ROAD	SNYDER DANIEL J	SNYDER LINDA M	138 GEORGE HILL ROAD	GRAFTON	MA	01519	11020	248
094.0-0000-0011.A	136 GEORGE HILL ROAD REAR	LEMIEUX MAUREEN E TRUSTEE	MAUREEN E LEMIEUX REVOCABLE TRUST	141 GEORGE HILL ROAD	GRAFTON	MA	01519	19241	231
094.0-0000-0012.0	132 GEORGE HILL ROAD	ANDERSON, MARK	ANDERSON, ERIN	132 GEORGE HILL ROAD	GRAFTON	MA	01519	66214	337
094.0-0000-0013.0	130 GEORGE HILL ROAD	SNYDER ROBERT H JR	DEBRA HOLDEN-SNYDER	130 GEORGE HILL ROAD	GRAFTON	MA	01519	10906	136
094.0-0000-0015.0	133 GEORGE HILL ROAD	PADULA JAMES W	PADULA NANCY A	7 BROWNS ROAD	GRAFTON	MA	01519	7407	179
095.0-0000-0001.0	125 GEORGE HILL ROAD	ERNENWEIN MONIKA TRUSTEE	125 GEORGE HILL REAL ESTATE TRUST	111 GEORGE HILL ROAD	GRAFTON	MA	01519	63657	123
095.0-0000-0002.0	121 GEORGE HILL ROAD	ERNENWEIN RONALD E TRUSTEE	HILLSIDE MEADOWS REALTY TRUST THE	111 GEORGE HILL ROAD	GRAFTON	MA	01519	31382	311
095.0-0000-0003.0	119 GEORGE HILL ROAD	MARSHALL PETER G	MARSHALL MARGARET M	119 GEORGE HILL ROAD	GRAFTON	MA	01519	9123	250