



PROFESSIONAL LAND SURVEYOR DATE

CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

- NOTES
- SEE TOWN OF MENDON ASSESSORS MAP 8 PARCEL 34 & 40
 - SEE DEED BOOK 5888 PAGE 94 RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS.
 - ZONING CLASSIFICATION IS RR- RURAL RESIDENTIAL.
 - A VARIANCE IS REQUESTED FROM SECTION 2.01 TABLE 1, DIMENSIONAL REGULATIONS OF THE TOWN OF MENDON ZONING BY-LAW. FRONTAGE FOR LOT 2 FROM 200' TO 40.87' AND LOT WIDTH FROM 200' TO 40.87'.
 - SEE PLAN BOOK 976 PAGE 82 RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS.

OWNER:
38 NORTHBRIDGE ROAD REALTY TRUST
JOHN R & ANN E VANDERSLUIJST TRUSTEES

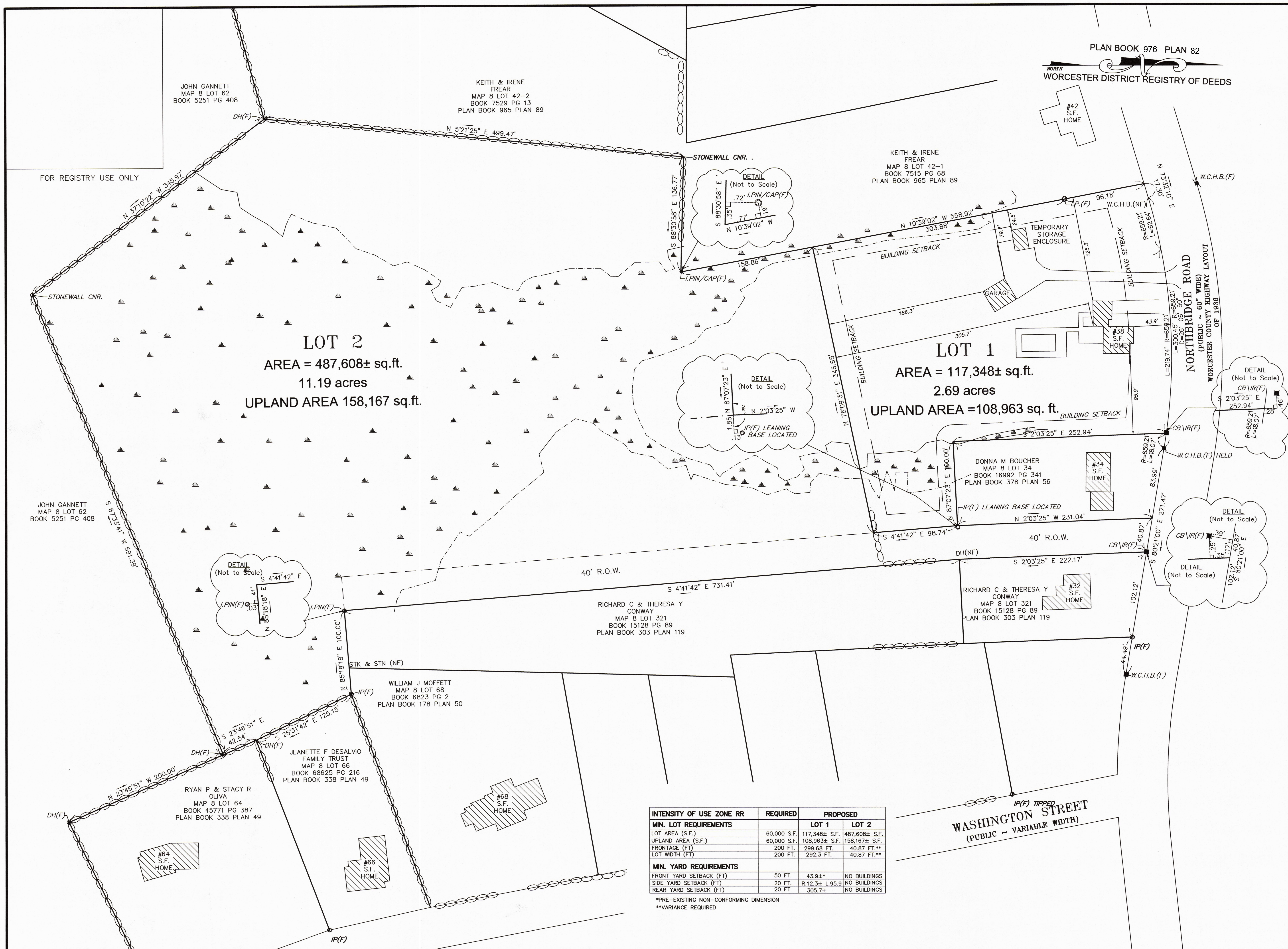
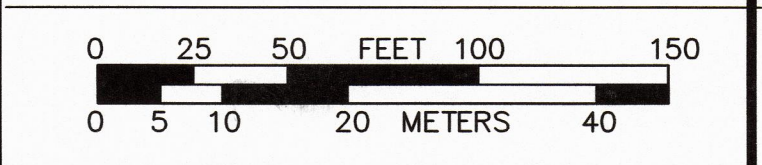
PREPARED FOR:
JOHN R VANDERSLUIJST
38 NORTHBRIDGE ROAD,
MENDON, MA 01756

ADDRESS:
38 & 40
NORTHBRIDGE ROAD

VARIANCE PLAN OF LAND
IN
MENDON, MASS.
OWNER: 38 NORTHBRIDGE ROAD REALTY TRUST
SCALE: 50 FEET TO AN INCH
DATE: MARCH 26, 2024

TRUCRAFT HOMES LLC

114 FARM STREET, BLACKSTONE, MA 01504
PHONE: 508-277-7558



MIN. LOT REQUIREMENTS	REQUIRED	PROPOSED	
		LOT 1	LOT 2
LOT AREA (S.F.)	60,000 S.F.	117,348± S.F.	487,608± S.F.
UPLAND AREA (S.F.)	60,000 S.F.	108,963± S.F.	158,167± S.F.
FRONTAGE (FT)	200 FT.	299.68 FT.	40.87 FT.**
LOT WIDTH (FT)	200 FT.	292.3 FT.	40.87 FT.**
MIN. YARD REQUIREMENTS			
FRONT YARD SETBACK (FT)	50 FT.	43.9±*	NO BUILDINGS
SIDE YARD SETBACK (FT)	20 FT.	R.12.3± L.95.9	NO BUILDINGS
REAR YARD SETBACK (FT)	20 FT.	305.7±	NO BUILDINGS

*PRE-EXISTING NON-CONFORMING DIMENSION
**VARIANCE REQUIRED