

TOWN OF MENDON
ZONING BOARD OF APPEALS
20 MAIN ST.
MENDON, MA 01756



RECEIVED

By Ellen Agro at 3:27 pm, Mar 29, 2021

APPLICATION FOR (check one)

In accordance with Mendon Zoning By-Laws

SPECIAL PERMIT (M.G.L. Ch. 40, § 9)

VARIANCE (M.G.L. CH. 40, § 10)

This application must be completed, signed, and submitted with the filing fee by the petitioner or their representative in accordance with the Board's rules and regulations which can be found at www.mendonma.gov or in the Town Clerk's office.

1. PETITIONER: Includes Equitable Owner (purchaser on a purchase and sales agreement)

Name: Justin Schwartz & Judith Ina Keller

Address: 19 Asylum St, Mendon, MA 01756

Phone: 802-779-2292 Alt phone: _____

Email: jmschwartz86@gmail.com

Petitioner is: (Check one) Tenant Agent Purchaser

2. OWNER: (if other than petitioner)

Name: _____

Address: _____

Phone: _____ Alt phone: _____

Email: _____

3. REPRESENTATIVE AUTHORIZATION:

If someone other than the owner or equitable owner is the petitioner, the owner or equitable owner must designate such representative below.

Name: Byron Andrews, Andrews Survey & Engineering, Inc.

Address: 104 Mendon St, PO Box 312, Uxbridge, MA 01569

Phone: 508-278-3897 Alt phone: _____

Email: bandrews@andrews-engineering.com

Relationship of representative to owner or equitable owner:

I/we hereby authorize Andrews Survey & Engineering, to represent my/our interests before the Board of Appeals with regards to this petition.



Signature of Owner or Equitable Owner

4. SUBJECT PROPERTY

Street Address: 19 Asylum St

Assessor's Map 20-100 Lot # 19

Zoning District (Check one) RR GR GB HB

Registry of Deeds where deed, plan, or both are recorded:

Worcester South District Registry of Deeds

Book 62931 Page 247

This parcel was originally laid out and recorded on 11/21/2012

5. NATURE OF RELIEF REQUESTED

Article/Section 2.01 of Mendon Zoning By-Laws

Which allows/requires : 50 feet of front setback

The specific relief we/I request is as follows:

28 feet of relief (22' setback from front property line)

6. EVIDENCE TO SUPPORT GRANT OF VARIANCE

(ref. M.G.L. Ch. 40, § 10)

- A. Describe/demonstrate unique/peculiar soil conditions, shape, or topography of subject property. Describe how these conditions especially affect only the land or structures in question, how they are unique to the subject property, and do not affect generally the zoning district in which it is located.**

The house is located in the center of the lot 34' from the right sideline and the septic system is installed in front of the left portion of the house.

B. Describe how you believe a hardship is caused by the unique/peculiar attributes of the soil conditions, shape, or topography of this subject property under a literal enforcement of the Zoning By-Laws? The hardship you describe must be related to the unique or peculiar attributes you have described above.

There is insufficient area to the right of the existing house to install a garage in conformance with the front setback and the location of the septic system prevents the garage from being installed to the left of the house.

I/we hereby certify under the pains and penalty of perjury that the information contained in this application is true and complete and the Town of Mendon will be held harmless by the undersigned from any claims or judgements resulting from any misinformation given herein.

I/we have read the Rules and Regulations of the Mendon Zoning Board of Appeals


Signature of Applicant 26 March 2021
Date

✓ 
Signature of Co-Applicant 26 March 2021
Date

Signature of Owner (if other than applicant) Date

Signature of Equitable Owner Date