

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



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: Chad Labastie

Address: 5 Loyalist Drive, Uxbridge, MA 01569

Phone: 508-254-7644 Alt phone: _____

Email: _____

Petitioner is: (Check one) Tenant ☐ Agent ☐ Purchaser ☒

2. OWNER: (If other than petitioner)

Name: Philip A & Madeline R Labastie

Address: 5 Thornton St, Mendon, MA 01756

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, Uxbridge, MA 01569

Phone: 508-278-3897 Alt phone: _____

Email: bandrews@andrews-engineering.com

Relationship of representative to owner or equitable owner:

Agent

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

Philip G. LaBonte

Madeline R. LaBonte

Signature of Owner or Equitable Owner

4. SUBJECT PROPERTY

Street Address: 5 Thornton Street

Assessor's Map 10 Lot # 5

Zoning District (Check one) RR ☒ GR ☐ GB ☐ HB ☐

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

Worcester County Registry of Deeds

Book 6572 Page 316

This parcel was originally laid out and recorded on 02/09/1979

5. NATURE OF RELIEF REQUESTED

Article/Section Art II, Section 2.01 of Mendon Zoning By-Laws

Which allows/requires : 200' frontage required

The specific relief we/I request is as follows: Requesting a frontage variance of 36.47'±

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.

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.

The current lot was approved by the Planning Board on December 11, 1978 with 163.53 feet of frontage and 29,266 s.f. of area. Zoning Bylaws now require 200 feet of frontage and 60,000 s.f. of area. The shape of the lot no longer conforms due to changes in the zoning bylaws. Area is to be added to lot to conform to area requirements but cannot be changed to conform to frontage requirements.

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

And Joseph 5/27/21
Signature of Applicant Date

Signature of Co-Applicant Date

Signature of Owner (if other than applicant) Date

Philip C. LaBastie Madeline R. LaBastie 6/1/21
Signature of Equitable Owner Date