

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



RECEIVED TOWN CLERK
MAY 25 2012

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: Gregory Lambert

Address: 115 Elm Street Blackstone, MA 01504

Phone: 781-234-4937 Alt phone: _____

Email: GJL6510@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: David L. Bertonazzi, Esquire

Address: 189 Main Street, 3rd Floor, Milford, MA 01757

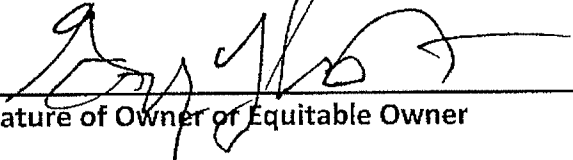
Phone: 508-473-4811 Alt phone: _____

Email: dlb@dlblaw.us

Relationship of representative to owner or equitable owner:

Attorney

I/we hereby authorize David L. Bertonazzi, 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: 7 Taft Avenue (aka 10 Old Taft Avenue)

Assessor's Map 11 Street 225 Lot # 7

Zoning District (Check one) RR GR GB HB

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

Worcester County (Worcester District) Registry of Deeds

Book 66928 Page 1

This parcel was originally laid out and recorded on _____

5. NATURE OF RELIEF REQUESTED

Article/Section 2.01 of Mendon Zoning By-Laws

Which allows/requires :

50' Front setbacks
20' Side setbacks
for a single family home

The specific relief we/I request is as follows:

To allow for a side yard setback of 1.2 feet where 20 feet is required.
The existing non-conforming structure has a northerly side yard setback of 2 feet. The lot has 50 feet of frontage. The side setbacks are 20 feet leaving only a 10 foot wide build able area. The enlargement will not be substantially more detrimental to the neighborhood than the existing non-conforming structure.

6. EVIDENCE TO SUPPORT GRANT OF VARIANCE

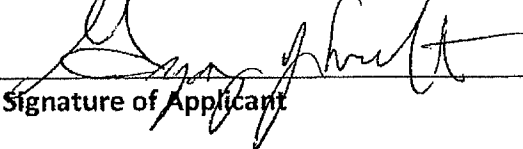
(ref. M.G.L. Ch. 40, § 10)

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.

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

1/27/22
Date

Signature of Co-Applicant

Date

Signature of Owner (if other than applicant)

Date

Signature of Equitable Owner

Date

Documents submitted

<input checked="" type="checkbox"/>	Completed variance application
<input type="checkbox"/>	Owner authorizations complete
<input checked="" type="checkbox"/>	Electronic copy of entire submission (via email or thumb drive)
<input checked="" type="checkbox"/>	6 collated copies of the entire submission and site plan(including uplands and abutters)
<input checked="" type="checkbox"/>	Certified abutters list from the Assessor's Office
<input checked="" type="checkbox"/>	4 sets of mailing labels
<input checked="" type="checkbox"/>	Copy of the Deed for the subject property
<input type="checkbox"/>	Copy of building permit application and/or any correspondence from the building department
<input type="checkbox"/>	Copy of any previous decisions on Special Permits or Variances for the subject property
<input type="checkbox"/>	Soil/geological studies, topographical maps, other support documentation

Petition, application, or appeal herein, including documents required listed under Rules and Regulations of the Mendon Zoning Board of Appeals, and filing fee of \$ 350 received this date.

Ellen S Agw
Town Clerk

7/26/22
Date

