

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



2022 JUL 25 PM 1:31:45
RECEIVED TOWN CLERK

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 St, 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

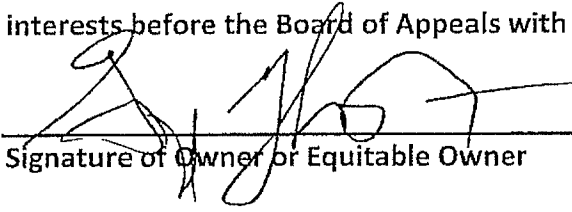
Phone: 508-473-4811 Alt phone: _____

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 Article II, Sec. 2.01 of Mendon Zoning By-Laws

Which allows/requires :

a minimum lot frontage of 200 feet; a minimum lot width of 200 feet; a minimum front yard setback of 50 feet; and minimum side yard setback of 20 feet.

The specific relief we/I request is as follows:

The petitioner seeks a variance to allow for the construction of a 26 foot x 24 foot detached two car garage to be used in connection with the dwelling on the property.

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.

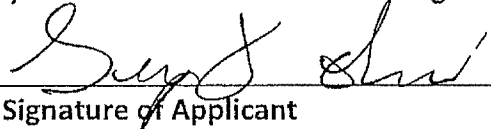
The subject parcel is a long, narrow parcel (50 feet x 210 feet).

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.

A literal enforcement of the Dimensional Regulations in the Zoning By-Law would leave a building envelope approximately 10 feet wide x 110 feet long in the center of the lot, as shown on the plan submitted with this petition, making the parcel essentially unbuildable.

I/we herby 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

 7-16-2022
Signature of Applicant 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 Agno
Town Clerk

7/25/22
Date

