G-10393

N/F
LINDA A. LAMOTHE
BOOK 54725 PAGE 74

N/F
LINDA A. LAMOTHE
BOOK 54725 PAGE 74

N/F
PAUL F. CLEMENT
BOOK 9657 PAGE 81

HOUSE 9

HOUSE 6

N/F
MARTIN P. COSTA
BOOK 61635 PAGE 325

HOUSE 8

SHED

N56°01'21"E
210'±

EXISTING WELL

60.6

BUILDING SETBACK

NEW 28' x 24' GARAGE

12'

20

S28°27'51"E
50.00'

11'

10'

10'

TAFT AVENUE
PUBLIC VARIBLE WIDTH

1949 COUNTY LAYOUT
PLAN BOOK 164 PLAN 33

EXISTING TIGHT TANK

EXISTING
3,000 GALLON
TIGHT TANK

30'

3+

N/F
GREGORY LAMBERT
BOOK 66928 PAGE 1

7 TAFT AVE OR 10
OLD TAFT AVE

12'

30'

30'

DECK

14.2

210'±
S58°25'19"W

1.2

SHED

"OLD TAFT AVENUE"

402

402

402

50'±

THE BOUNDARY IS DESCRIBED AS THE
"SHORE OF NIPMUCK POND"

N/F
THOMAS F. CHIACCHIA
AND
DONNA L. CHIACCHIA
BOOK 60182 PAGE 294

HOUSE 12

DECK

EXISTING TIGHT TANK

N/F
DAVID BELL
BOOK 56609 PAGE 335

HOUSE 11

1"

COMMONWEALTH OF MASSACHUSETTS
ROBERT J. DUFF
No. 40707
CIVIL
REGISTERED PROFESSIONAL ENGINEER

7.19.2022

ZONING DISTRICT–RR	REQ'D.	EXISTING.	PROP.
MIN. LOT REQUIREMENTS			
LOT AREA (S.F.)	60,000.	10,500 *	10,500.*
LOT WIDTH (FT)	200.	50 *	50 *
FRONTAGE (FT)	200	50 *	50 *
MIN. YARD REQUIREMENTS	HOUSE–DECK		
FRONT YARD SETBACK (FT)	50		105
SIDE YARD SETBACK (FT)	20		1.2' **
REAR YARD SETBACK (FT)	20		25'
MIN. YARD REQUIREMENTS	GARAGE		
FRONT YARD SETBACK (FT)	50		20' **
SIDE YARD SETBACK (FT)	20		11'**
REAR YARD SETBACK (FT)	20		99'
HEIGHT REQUIREMENTS			
MAX. HEIGHT (FT)	35	15	20
MAX. NO. OF STORIES	2 1/2	1 1/2	2 1/2

FOR REGISTRY USE ONLY

NOTES

1) SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS–

LAND COURT CASE 1399

PLAN BOOK 448 PLAN 22 FEBRUARY 1978
PLAN BOOK 164 PLAN 33 1949
PLAN BOOK 31 PLAN 50 AUGUST 1917

2) EXISTING HOUSE TO BE DEMOLISHED AND REPLACED WITH A NEW STRUCTURE.

3) APPLICANT REQUEST RELIEF FROM STRICT COMPLIANCE WITH THE ZONING REGULATIONS FOR THE SIDE YARD SETBACK FOR THE DECK (1.2') AND THE HOUSE (14.1) FROM THE FRONT (20') AND SIDE (10') SETBACKS FOR THE GARAGE

OWNER:
GREGORY LAMBERT
115 ELM STREET
BLACKSTONE MA 01504

SPECIAL PERMIT–VARIANCE PLAN
7 TAFT AVENUE
(AKA 10 OLD TAFT AVENUE)
MENDON, MASS.
SCALE: 1"=10'
DATE: JULY 19, 2022

GRAPHIC SCALE: 1"=10'

0 5 10 15 20 25 FEET
0 1 2 5 7.5 10 METERS

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SHEET 1 OF 1

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