

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 & Michelle Labastie

Address: 5 Loyalist Dr Uxbridge MA

Phone: 508-254-7644 Alt phone: 774-573-7091

Email: chadalbert45@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: _____

Address: _____

Phone: _____ Alt phone: _____

Email: _____

Relationship of representative to owner or equitable owner:

I/we hereby authorize _____, 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: 5 Thornton ST Mendon

Assessor's Map 10-228-5 Lot # 5

Zoning District (Check one) RR GR GB HB

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

Worcester MA

Book 66808 Page 288

This parcel was originally laid out and recorded on 12/22/1979

5. NATURE OF RELIEF REQUESTED

Article/Section II section 2.01 of Mendon Zoning By-Laws

Which allows/requires :
requires 200 feet of frontage

The specific relief we/I request is as follows:
requesting a variance from 200 feet down to 163.53 feet

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 lot was originally deeded to my parents December 22 1979 and filed with the registry of deeds on February 9 1979. Back then it pre-dated zoning and was an approved building lot. In February of 2022 the land was transferred to my wife and I and we combined the lot with another parcel from the abutting 15 Thornton street, in order to make it a conforming lot size. We were told that due to the land changing hands we would need to apply for a variance because it would lose its "grandfathered" status

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.


We applied for and were granted a variance in July of 2021, before the 81P was filed. We recently applied for a building permit and were notified the variance had expired and we would have to refile.

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 Date 9/11/23



Signature of Co-Applicant Date 9/11/2023

Signature of Owner (if other than applicant) Date

Signature of Equitable Owner Date

Documents submitted

<input type="checkbox"/>	Completed variance application
<input type="checkbox"/>	Owner authorizations complete
<input type="checkbox"/>	Electronic copy of entire submission (via email or thumb drive)
<input type="checkbox"/>	6 collated copies of the entire submission and site plan(including uplands and abutters)
<input type="checkbox"/>	Certified abutters list from the Assessor's Office
<input type="checkbox"/>	4 sets of mailing labels
<input 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 \$_____ received this date.

Town Clerk

Date