

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



2025 OCT 24 PM 4:02
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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: Justin Harshaw

Address: 32 Blackstone Street, Mendon, MA 01756

Phone: 508-922-2889 Alt phone: _____

Email: justin@harshawpaving.com

Petitioner is: (Check one) Tenant Agent Purchaser

2. OWNER: (If other than petitioner)

Name: Same

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: 26 Blackstone Street

Assessor's Map 12 Lot # 108

Zoning District (Check one) RR GR GB HB

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

Worcester Registry of Deeds Plan Book 753, Plan 36

Book 66026 Page 328

This parcel was originally laid out and recorded on July 21, 1948

5. NATURE OF RELIEF REQUESTED

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

Which allows/requires :

Which requires a 60,000 s.f. minimum lot size for a one-family dwelling in the Residential zoning district.

The specific relief we/I request is as follows:

Variance to allow the minimum lot size for the existing one-family dwelling to be 35,000 s.f.

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.

Owing to the shape of the land, specifically the narrow width that connects the front of the property to the rear of the property, the practical use of the property occurs at the front where the existing dwelling, well, and septic system are located. This feature is unique to this property as it does not resemble any of the properties in the general vicinity. From the street, one would not conclude that the rear of the subject property is connected or part of the front part.

The unique shape of the property does not affect the zoning district as it is situated in the Residential district and the front portion of the property is able to accommodate everything needed to support the property as a residential use. The property exceeds the minimum frontage requirement and the existing dwelling is set back from the street and the property lines in a manner consistent with the adjacent residential dwellings.

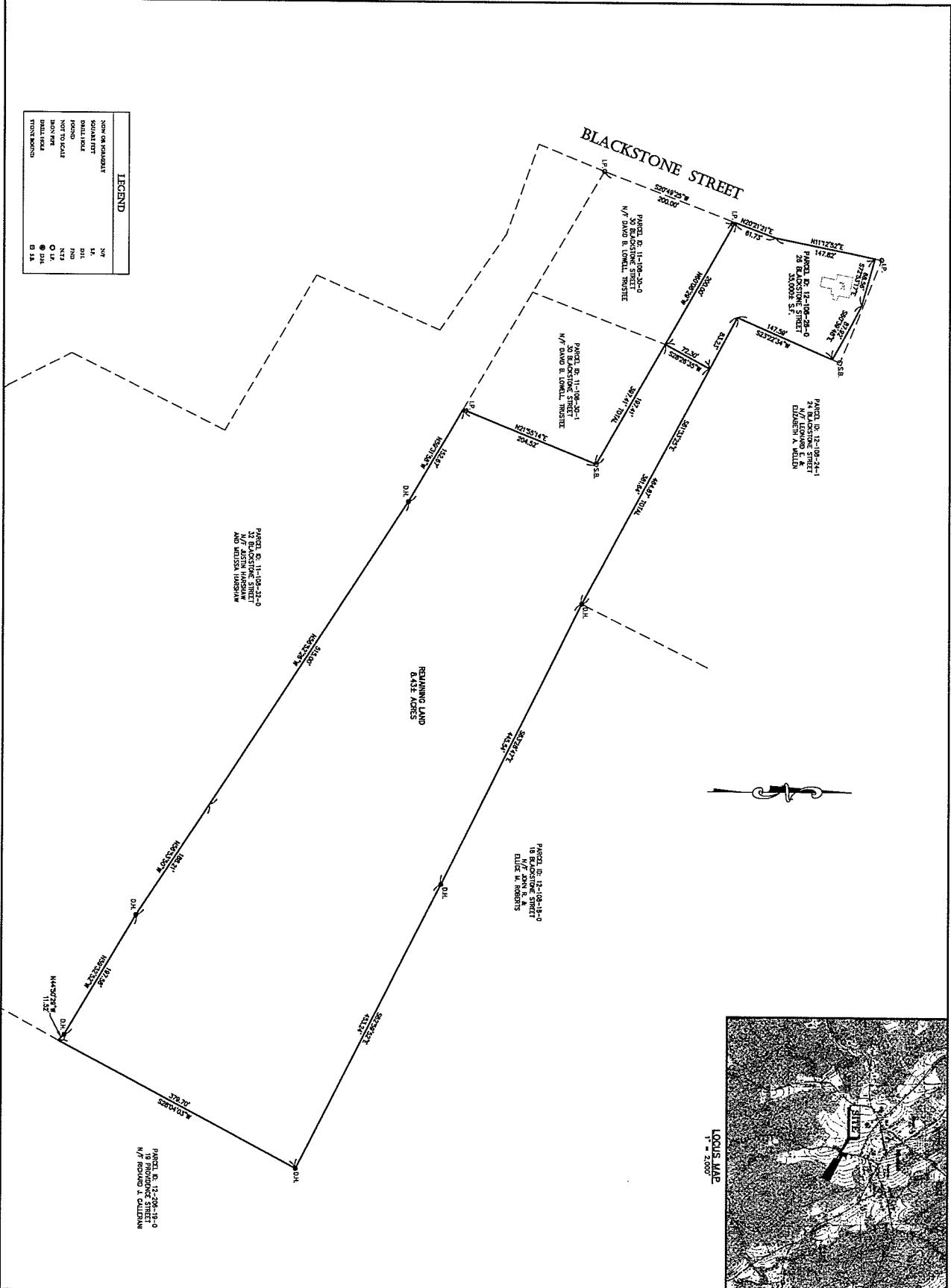
Documents submitted

<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 checked="" type="checkbox"/>	Copy of building permit application and/or any correspondence from the building department
<input checked="" type="checkbox"/>	Copy of any previous decisions on Special Permits or Variances for the subject property
<input checked="" 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 D Agno
Town Clerk

10/12/21
Date



<p>TURNINGPOINT ENGINEERING Civil Engineering P.O. Box 787 • Boston, MA 02109 Tel: 617-552-1111 • Fax: 617-552-1112 www.turningpointeng.com</p>	<p>DAMES & MOORE JUSTIN HARSHAW AND MELISSA HARSHAW 100 BRONCOCK STREET BOSTON, MA 02118 MEMORIAL ASSOCIATES CORPORATION 100 WASHINGTON STREET BOSTON, MA 02110</p>	<p>OWNER: JUSTIN HARSHAW AND MELISSA HARSHAW 26 BLACKSTONE STREET BOSTON, MA 02118 MEMORIAL ASSOCIATES CORPORATION 100 WASHINGTON STREET BOSTON, MA 02110</p>	<p>DATE: SEPTEMBER 28, 2021 PROJECT NO.: TRC-1055 PLAN NO.: L-217</p>	<p>GRAPHIC SCALE 1" = 50' (or feet) 1" = 50' (or feet)</p>	<p>DATE: SEPTEMBER 28, 2021 PROJECT NO.: TRC-1055 PLAN NO.: L-217</p>	<p>TITLE ZONING BOARD OF APPEALS PLAN OF 26 BLACKSTONE STREET IN MENDON, MA PREPARED FOR JUSTIN HARSHAW</p>