

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: Forest Brook Farm LLC

Address: 3 Tower Road

Phone: 781 929 9273 Alt phone: 781 784 9102

Email: chastwe_switz@hotmail.com

Petitioner is: (Check one) Tenant Agent Purchaser

2. OWNER: (If other than petitioner)

Name: See above

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: N/A

Address: _____

Phone: _____ Alt phone: _____

Email: _____

Relationship of representative to owner or equitable owner:

I/we hereby authorize Christwe & Daniel Swite, to represent my/our interests before the Board of Appeals with regards to this petition.

Christina Swite

Signature of Owner or Equitable Owner

4. SUBJECT PROPERTY

Street Address: 3 Tower Rd

Assessor's Map 25 Lot # ~~11~~-229-3-0

Zoning District (Check one) RR GR GB HB

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

South Worcester District Registry of Deeds.

Book 62697 Page ~~11~~ 120

This parcel was originally laid out and recorded on _____

5. NATURE OF RELIEF REQUESTED

Article/Section 2001 of Mendon Zoning By-Laws

Which allows/requires:

200' Road Frontage

The specific relief we/request is as follows:

Reduce Road Frontage From 284.1' to 84'

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 nearly 20 acres of property meets all zoning regulations for a second home for parents/farm owners with the exception of the 200' Road Frontage zoning law.

6 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.

The property has ample acreage to support two homes however there is only enough frontage for one home per zoning by-laws.

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

Christine Swartz 6/22/22 7/20
Signature of Applicant Date

David [Signature] 7/20/22
Signature of Co-Applicant Date

Suzanne Swartz 6/22/22 7/20
Signature of Owner (if other than applicant) Date

Signature of Equitable Owner Date

Documents submitted

<input checked="" type="checkbox"/>	Completed variance application
<input checked="" 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) <i>Abutter: 6 Tower Road</i>
<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 <i>N/A</i>
<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 \$ 350.00 received this date.

Town Clerk

Date