

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



2022 JUN 28 PM 2:15:04
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: Kathleen Howard

Address: 51 Kinsley Lane, Mendon MA 01750

Phone: 508-813-7799 Alt phone: _____

Email: Kgriffin99@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: 51 Kinsley Lane, Mendon MA 01756

Assessor's Map 16 Lot # 51

Zoning District (Check one) RR GR GB HB

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

Worcester Registry of Deeds

Book ~~55153~~ 55153 Page 74

This parcel was originally laid out and recorded on April 5, 2010

5. NATURE OF RELIEF REQUESTED

Article/Section II 2.01 of Mendon Zoning By-Laws

Which allows/requires :

Requires 50 feet in front of setback
and 15 feet on side and rear, for
a detached garage

The specific relief we/I request is as follows:

Relief from front and side setbacks
Front from 50' down to 35'
Side from 15' down to 5'

6. EVIDENCE TO SUPPORT GRANT OF VARIANCE

(ref. M.G.L. Ch. 40, § 10)

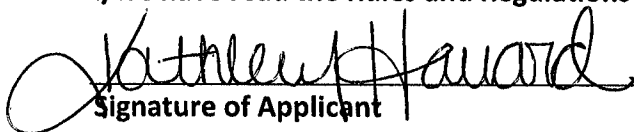
- A. Describe/demonstrate *unique/peculiar soil conditions, shape, or topography* of subject property. Describe how these conditions especially affect only the land or structures in question, how they are unique to the subject property, and do not affect generally the zoning district in which it is located.

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.

Due to the town regulations we are not within proper setback, due to our small lot, we need to apply for this variance.

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

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 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)
<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

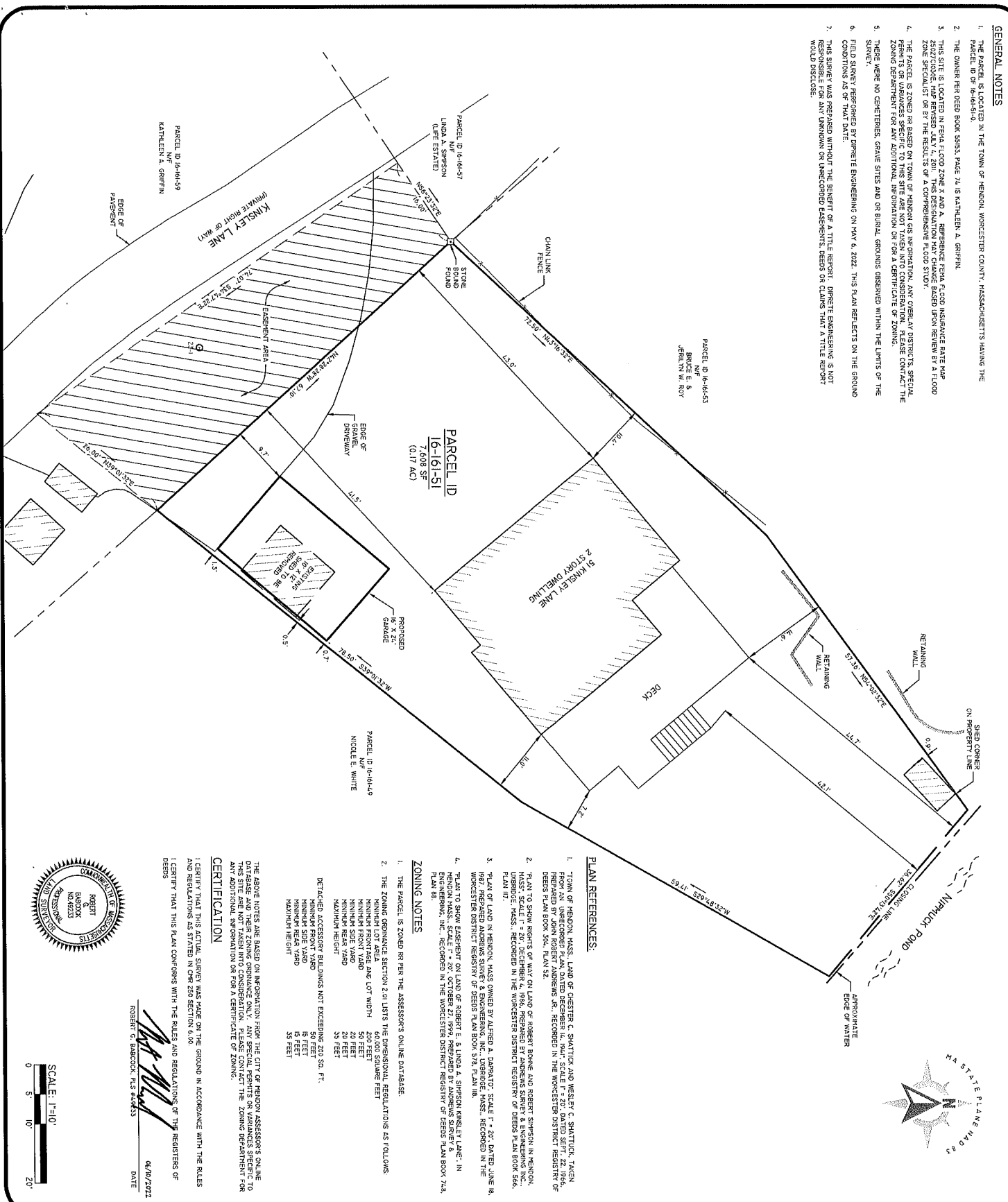
Petition, application, or appeal herein, including documents required listed under Rules and Regulations of the Mendon Zoning Board of Appeals, and filing fee of \$ 350 received this date.

Ellen S Agro
Town Clerk

6/23/22
Date

GENERAL NOTES

1. THE PARCEL IS LOCATED IN THE TOWN OF MENDON, WORCESTER COUNTY, MASSACHUSETTS HAVING THE PARCEL ID OF 16-16-51-0.
2. THE OWNER PER DEED BOOK 5953, PAGE 74 IS KATHLEEN A. GRIFFIN.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X AND A REFERENCE FEMA FLOOD INSURANCE RATE MAP 25027000E, MAY REVISED JULY 4, 2011. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE PARCEL IS ZONED R-2000 BY THE TOWN OF MENDON GIS INFORMATION. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR ORDINANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION ON A CERTAIN DATE OF SURVEY.
5. THERE WERE NO CEMETRIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. FIELD SURVEY PERFORMED BY DIRECT ENGINEERING ON MAY 6, 2022. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIRECT ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.



PLAN REFERENCES:

1. TOWN OF MENDON, MASS. LAND OF CENTER C. SMITH AND MERRYL C. SMITH/TOWN TAKEN FROM UNRECORDED PLAN DATED DECEMBER 16, 1941, SCALE 1" = 20' DATED SEPT. 22, 1964, PREPARED BY JOHN ROBERT ANDREWS, JR., RECORDED IN THE WORCESTER DISTRICT REGISTER OF DEEDS PLAN BOOK 504, PLAN 52.
2. PLAN TO SHOW RIGHTS OF WAY ON LAND OF ROBERT BONE AND ROBERT SIMPSON IN MENDON, MASS., SCALE 1" = 20', DECEMBER 14, 1984, PREPARED BY ANDREWS SURVEY & ENGINEERING, INC., WORCESTER, MASS., RECORDED IN THE WORCESTER DISTRICT REGISTER OF DEEDS PLAN BOOK 568, PLAN 10.
3. PLAN OF LAND IN MENDON, MASS. OWNED BY ALBERT A. DORRANT, SCALE 1" = 20' DATED JUNE 18, 1984, PREPARED BY ANDREWS SURVEY & ENGINEERING, INC., WORCESTER, MASS., RECORDED IN THE WORCESTER DISTRICT REGISTER OF DEEDS PLAN BOOK 578, PLAN 18.
4. PLAN TO SHOW EASEMENT ON LAND OF ROBERT E. & LINDA A. SIMPSON KINSLEY, AND "IN REPLY TO A REQUEST FOR INFORMATION" PREPARED BY ANDREWS SURVEY & ENGINEERING, INC., RECORDED IN THE WORCESTER DISTRICT REGISTER OF DEEDS PLAN BOOK 584, PLAN 10.

ZONING NOTES

1. THE PARCEL IS ZONED R-2000 PER THE ASSESSOR'S ONLINE DATABASE.
 2. THE ZONING ORDINANCE SECTION 2.01 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS:
 - MINIMUM LOT AREA 60,000 SQUARE FEET
 - MINIMUM FRONT YARD 20 FEET
 - MINIMUM SIDE YARD 20 FEET
 - MINIMUM REAR YARD 20 FEET
 - MAXIMUM HEIGHT 35 FEET
- DETACHED ACCESSORY BUILDINGS NOT EXCEEDING 200 SQ. FT.
- MINIMUM FRONT YARD 15 FEET
 - MINIMUM SIDE YARD 15 FEET
 - MINIMUM REAR YARD 15 FEET
 - MAXIMUM HEIGHT 35 FEET

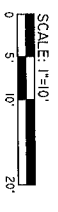
CERTIFICATION

THE ABOVE NOTES ARE BASED ON INFORMATION FROM THE CITY OF MENDON ASSESSOR'S ONLINE DATABASE. DIRECT ENGINEERING HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS NOT TAKEN INTO CONSIDERATION ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.

I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE RULES AND REGULATIONS AS STATED IN OUR ZOO SECTION 6.00.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS

ROBERT G. BARCOCK, PLS. #40633
DATE 06/10/2022



Boundary Survey
51 Kinsley Lane
 Parcel ID 16-16-51-0
 Mendon, Massachusetts

Prepared For
Christopher Howard

0	5-10-2022	BOUNDARY SURVEY PLAN	CAC
No.	Date	Description	By:
		Drawn By: CAC	

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number : 34124
Document Type : DEED
Recorded Date : April 05, 2016
Recorded Time : 02:16:42 PM

Recorded Book and Page : 55153 / 74
Number of Pages(including cover sheet) : 4
Receipt Number : 922175
Recording Fee (including excise) : \$1,538.60

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 04/05/2016 02:16 PM
Ctrl# 152659 18781 Doc# 00034124
Fee: \$1,413.60 Cons: \$310,000.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Property Address: 51 & 59 Kinsley Lane, Mendon, Massachusetts

QUITCLAIM DEED

We, Joshua B. Blake and Danielle McLaughlin, husband and wife, of Mendon, Massachusetts for consideration of Three Hundred Ten Thousand and 00/100 (\$310,000.00) Dollars paid grant to Kathleen A. Griffin, individually, of 51 Kinsley Lane, Mendon, Massachusetts with quitclaim covenants

Parcel I

- BEGINNING at an iron pipe, fifty feet (50') northwesterly of chestnut stump on a right of way between land and now or formerly of one/ Mason and now or formerly of one Phipps;
- THENCE N. 30° 30" W., 67.10 feet to a granite post at land now or formerly of said Phipps and land now or formerly of one Harry A. Leonard;
- THENCE N 55° 15" E., 72.50 feet to a drill hole in ledge of said Leonard land;
- THENCE N. 66° 01" E., 57.36 feet to an iron pipe on the shore of said Nipmuc Pond;
- THENCE Southeasterly along the shore of said Nipmuc Pond thirty-eight feet (38') more or less, to an iron post on said Nipmuc Pond shore;
- THENCE 41° 47" W., 59.41 feet to an iron post at land now or formerly of said Mason;
- THENCE S. 51° 00" W., 78.50 feet to an iron pipe at the point of beginning.

Containing 7,422 square feet of land, more or less

Said premises are shown on a Plan entitled, "Town of Mendon Mass. Land of Chester C. Shattuck and Wesley C. Shattuck Sept. 22, 1966" by John R. Andrews, Jr., Surveyor and recorded with said Worcester District Registry of Deeds, Plan Book 304, Plan 52.

Said premises are conveyed together with and subject to any and all rights of way as may be in force and effect at the time of this conveyance

Parcel II

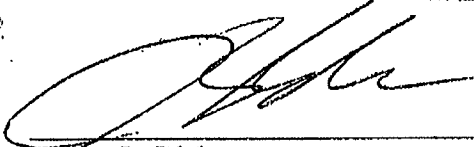
A certain parcel of land, with the buildings thereon, situated in Mendon, in the County of Worcester and shown as Parcel 2 on "Plan To Show Easement on Land of Owner: Robert E. & Linda A. Simpson Kinsley Lane in Mendon, Mass." Scale: 1" = 20' October 27, 1999 by Andrews Survey & Engineering, Inc. 104 Mendon St. Uxbridge, Mass. 01569, recorded with the Worcester District Registry of Deeds at Plan Book 748, Plan 88.

Said premises are conveyed subject to and with the benefit of easements, restrictions, agreements and reservations of record, if any there be, insofar as the same may be in force and applicable.

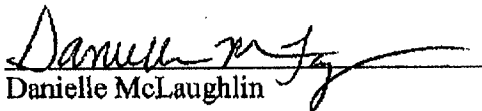
Grantors hereby release any and all rights of homestead in and to the premises and warrant and represent that there are no persons entitled to any right of homestead under G.L. c. 188 in the premises conveyed by this deed.

For Grantor's Title see Deed dated November 11, 1999, recorded with the Worcester District Registry of Deeds, in Book 22047, Page 204 and Deed dated October 25, 2015, recorded in Book 54495, Page 51

Witness our hands and seals this 4th day of April, 2016.



Joshua B. Blake

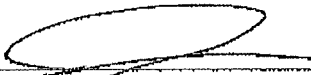


Danielle McLaughlin

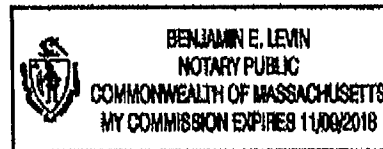
COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

On this 4th day of April, 2016, before me, the undersigned notary public, personally appeared Joshua B. Blake and Danielle McLaughlin, proved to me through satisfactory evidence of identification, which were drivers' licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Benjamin E. Levin, Notary Public
My commission expires: 11-09-18



ATTEST: WORC Anthony J. Vigliotti, Register



TOWN OF MENDON
BOARD OF ASSESSORS
20 MAIN STREET
MENDON, MA 01756
508-473-2738
508-478-8241 (Fax)
e-mail: assessor@mendonma.gov

June 23, 2022

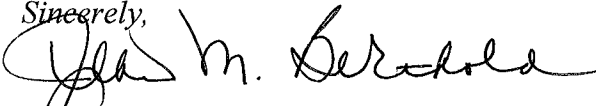
*PROPERTY LOCATION(S): 51 Kinsley Lane
Mendon, Massachusetts
Assessor's Map #16-161-51*

PROPERTY OWNER(S): Kathleen A. Griffin

*OWNER(S) ADDRESS: 51 Kinsley Lane
Mendon, MA 01756*

*RECORDED: Worcester Registry of Deeds
April 5, 2016
Book #55153
Page #74*

The attached 300' abutter's list is true and accurate to the best of our knowledge.

Sincerely,

Jean M. Berthold, MAA
Principal Assessor

Attachment

**This list is valid for 30 days from the date of certification.*