

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



2023 JUL 6 AM 11:24 AM  
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](http://www.mendonma.gov) or in the Town Clerk's office.

1. PETITIONER: Includes Equitable Owner (purchaser on a purchase and sales agreement)

Name: MARK L BEAUIT

Address: 60 UK Bridge rd

Phone: 774-287-4767 Alt phone: 508-473-2403

Email: MarkPat46@yahoo.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: 54 & 58 OX BARN RD COVINGTON, LA

Assessor's Map 11 (54 & 58 & 60) Lot # 236 (54 58 & 60)

Zoning District (Check one) RR  GR  GB  HB

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

Worcester Registry of Deeds

Book # 6054 (58 & 60) Page 47 (58 & 60)  
Book # 51967 (60) Page 84 (60)

This parcel was originally laid out and recorded on \_\_\_\_\_

5. NATURE OF RELIEF REQUESTED

Article/Section 2/201 of Mendon Zoning By-Laws

Which allows/requires:

- 1st ELIMINATE lot 54 - Split LAND Between lot 58 & 60 <sup>per</sup> VARIANCE PLAN ATTACHED
- 2nd MOVE shed from 60 to 58 <sup>per</sup> VARIANCE PLAN ATTACHED
- 3rd CONSTRUCT UNATTACHED GARAGE on lot 60 <sup>per</sup> VARIANCE PLAN ATTACHED

The specific relief we/I request is as follows:

TO ELIMINATE lot 54 ALL TOGETHER  
RELIEF for SHED VARIANCE  
GARAGE RELIEF FOR VARIANCE

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.

Ref # 2 - Shed 3' From Front Line & 4' right hand side  
PROPERTY LINE Lot 58

Ref # 3 - Garage 3' From Front Line 10' off left side  
PROPERTY LINE Lot 60

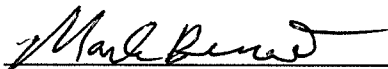
B. Describe how you believe a hardship is caused by the unique/peculiar attributes of the soil conditions, shape, or topography of this subject property under a literal enforcement of the Zoning By-Laws? The hardship you describe must be related to the unique or peculiar attributes you have described above.

Ref # 2 Because of ledge, only place to put shed on Lot 58

Ref # 3 Because of space the only place we can build A detached GARAGE to house our Boat & vehicles.

I/we herby 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

7/2/21

Date



Signature of Co-Applicant

7/2/21

Date

Signature of Owner (if other than applicant)

Date

Signature of Equitable Owner

Date

**Documents submitted**

<input checked="" type="checkbox"/>	Completed variance application	
<input type="checkbox"/> N/A	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"/> N/A	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 type="checkbox"/> N/A	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 \$ 250<sup>xx</sup> received this date.

Ellen A Agno  
Town Clerk

July 6, 2021  
Date

**RENEY, MORAN, & TIVNAN**  
**REGISTERED LAND SURVEYORS**  
 75 HAMMOND STREET - FLOOR 2  
 WORCESTER, MA 01610-1723  
 PHONE: 508-752-8885  
 FAX: 508-752-8895  
 RMT@HSTGROUP.NET  
 A Division of H. S. & T. Group, Inc.

**MORTGAGE INSPECTION PLAN**

NAME BENOIT MARK & PATRICIA BENOIT

LOCATION 58 UXBRIDGE ROAD

MENDON, MA

SCALE 1" = 40'

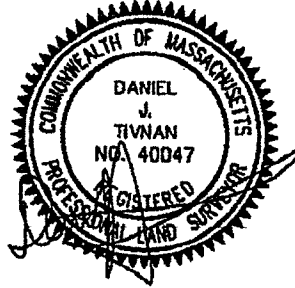
DATE 5/29/2019

JOB # 05-1191-19

**REGISTRY WORCESTER SOUTH**

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINE (UNLESS OTHERWISE NOTED IN DRAWING BELOW).

NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7. UNLESS OTHERWISE NOTED, THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



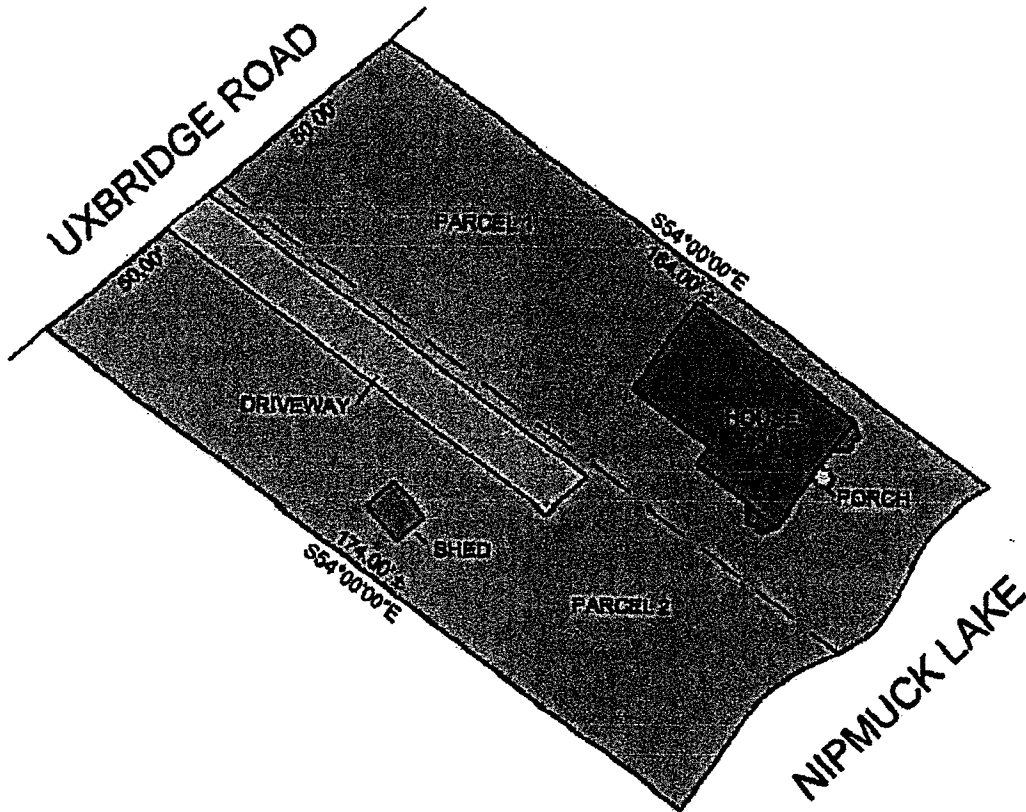
DEED BOOK/PAGE 10359/201

PLAN BOOK/PLAN DEED/ASSESSORS

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE HUD MAP:

030E DTD 07-04-11

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



REQUESTING OFFICE: WICKSTROM MORSE, LLP  
 REQUESTED BY:

DRAWN BY: MT  
 CHECKED BY: