

MEETING NOTICE

GRANVILLE ZONING BOARD OF APPEALS MEETING

Wednesday, November 2, 2022 6:00pm

Granville Town Hall, 707 Main Road, Granville, MA

Agenda

1. Attendance
2. New Business
 - a. Public Hearings
 - i. **6:00 pm** Continued Hearing from October 5, 2022 RE: Application 2022-03. Special Permit under the Granville Zoning Bylaws Section 4.2 requested by Lynn Thibault for Accessory Apartment at her property at 432 Main Road, (known on Assessor's Map 27 as Parcel 15-0).
 - ii. **6:15 pm** Application 2022-04. Variance under the Granville Zoning Bylaws Sections 3.10 Setbacks requested by Charity Barger for construction of a garage less than 40' from the roadway at her property at 1529 Main Road, (known on Assessor's Map 25 as Parcel 7-0).
 - iii. **6:30 pm** Application 2022-05. Variance under the Granville Zoning Bylaws Section 3.8, 3.10 Setbacks requested by Chris and Tina Haddad for use of existing driveway 5' from side yard line at property at 574 South Lane, (known on Assessor's Map 21 as Parcel 29-0).
 - b. Action Items
 - i. Discussion and action, if applicable, on Application 2022-03: 432 Main Rd.
 - ii. Discussion and action, if applicable, on Application 2022-04: 0 Hartland Hollow Rd.
 - iii. Discussion and action, if applicable, on Application 2022-05: 574 South La.
3. Old Business
4. Any other business
5. Motion to adjourn

Note: The listing of items is those reasonably anticipated by the Chair to be discussed at the meeting.

Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.



TOWN OF GRANVILLE

707 Main Road

P.O. Box 247

Granville, MA 01034

(413) 357-8585 (phone)

(413) 357-6002 (fax)

Zoning Board of Appeals

NOTICE OF HEARING

Please take notice:

That an application has been made by the **Lynn Thibault of 10 Hayes Road, Barkhamsted, CT** for a Special Permit from the Granville Zoning Bylaws Section 4.2 so to allow construction of an accessory apartment at her property at **432 Main Road**, also known on **Assessor's Map 27 as Parcel 15-0**. Notice is sent to the applicant and to owners of abutting property affected by the application.

A hearing upon this application will be held on **Wednesday, October 5, 2022 at 6:30pm in the Granville Town Hall, 707 Main Road, Granville, MA** at which time you may appear either in person, in writing, or by agent or by attorney and present any reasons which you may have to granting or denying this petition. You are requested to prepare your case in detail and present all evidence relating to this petition at the time of the scheduled hearing.

Respectfully Submitted,

Tony Novak

Chair

Granville Zoning Board of Appeals

Hearing continued to November 2, 2022 at 6pm.

From Granville Zoning Bylaws

4.2 Accessory Apartments

4.2.1 A Special Permit may be granted for a use known as Accessory Apartment in an owner-occupied, single-family dwelling provided the following standards and criteria are met:

- a. The apartment will be a complete, separate housekeeping unit that functions as a separate unit from the original unit.
- b. Only one apartment will be created within a single-family house.
- c. The lot on which the single-family house is located must meet the frontage and lot size requirements of the applicable zoning district.
- d. The accessory apartment shall be designed so that the appearance of the building remains that of a one-family residence as much as feasibly possible. In general, any new entrances shall be located on the side or rear of the building.
- e. Before a special permit can be obtained for an accessory apartment, the owner must obtain a Disposal Works Construction Permit from the Board of Health to ensure that the existing sewage disposal system is adequate for the proposed alteration to the existing dwelling.

Analysis

A Special Permit is not a guaranteed approval. *It “MAY (emphasis added) be granted for a use known as Accessory Apartment in an owner-occupied, single-family dwelling **provided the following standards and criteria ARE (emphasis added) met.”*** This clearly states that first and foremost it must be owner occupied to be considered. In this case it is not owner-occupied. The owner lives in Barkhamsted, CT and has a tenant living in the house.

Secondly, 4.2.1 b. states that *“The lot on which the single-family house is located **must** meet the frontage and lot size requirements of the applicable zoning district.”* While the lot and house is pre-zoning, it is pre-existing non-conforming so far as frontage (66’ instead of 200’); lot size area (21,780 square feet instead of 1 acre/43,560²); setbacks 2’ of less from sideline.

Thirdly, 4.2.1 e. states that *“before a special permit can be obtained for an accessory apartment, the owner must obtain a Disposal Works Construction Permit from the Board of Health”*. The existing system is adequate for a three bedroom. Eric Forish, Granville’s Board of Health Administrator, has already indicated that the owner would be required to improve the system to requisite 440 gpd rated system to accommodate a 4th bedroom.

Lastly, 4.2.1 states the *“apartment will be a complete, separate housekeeping unit that functions as a separate unit from the original unit”*. The previous owner, who is currently and abutter and received notice, has stated that she and her husband used the space in the barn as an office suite and that there was no plumbing, pipes, bathroom or kitchen when it was sold. She also forwarded the real estate list which states as an “office suite.” She further states that the new owner must have performed the work because someone has been living in the apartment illegally for years. No permits (building, electrical, plumbing, gas, disposal permit) have been pulled by (or on behalf of) the owner until the most recent heating upgrade for the “converted barn” which initiated the building inspector’s intervention which precipitated this ZBA application. This is not as simple as “correcting this matter”



300 foot Abutters List Report

Granville, MA
September 9, 2022

Subject Property:

Parcel Number: 027-015-0
CAMA Number: 027-015-0
Property Address: 432 MAIN RD

Mailing Address: THIBAULT LYNN A
10 HAYES RD
BARKHAMSTED, CT 06063-1119

Abutters:

Parcel Number: 025-038-0
CAMA Number: 025-038-0
Property Address: 0 MAIN RD

Mailing Address: CONNERS JAMES
PO BOX 16
GRANVILLE, MA 01034

Parcel Number: 025-039-0
CAMA Number: 025-039-0
Property Address: 23 DICKINSON DR

Mailing Address: HOOBEN MICHAEL
23 DICKINSON DR
GRANVILLE, MA 01034

Parcel Number: 025-052-0
CAMA Number: 025-052-0
Property Address: 24 DICKINSON DR

Mailing Address: ZERING DANIELLE L AUBREY MICHAEL
P
24 DICKINSON DR P O BOX 34
GRANVILLE, MA 01034-0034

Parcel Number: 025-052-1
CAMA Number: 025-052-1
Property Address: 0 DICKINSON DR

Mailing Address: DICKINSON EDITH C/O DICKINSON
GLENN
PO BOX 113
GRANVILLE, MA 01034-0113

Parcel Number: 027-013-0
CAMA Number: 027-013-0
Property Address: 444 MAIN RD

Mailing Address: PROVOST DAVID J PROVOST YVONNE
444 MAIN RD
GRANVILLE, MA 01034

Parcel Number: 027-014-0
CAMA Number: 027-014-0
Property Address: 436 MAIN RD

Mailing Address: PICCIRILLO MICHAEL W PICCIRILLO
LUCINDA A
436 MAIN RD
GRANVILLE, MA 01034

Parcel Number: 027-016-0
CAMA Number: 027-016-0
Property Address: 430 MAIN RD

Mailing Address: CLIFFORD JULIE
430 MAIN RD
GRANVILLE, MA 01034

Parcel Number: 027-017-0
CAMA Number: 027-017-0
Property Address: 426 MAIN RD

Mailing Address: KING BONNIE A C/O WILKINSON
KATHRYN E TENTS C
426 MAIN RD
GRANVILLE, MA 01034

Parcel Number: 027-018-0
CAMA Number: 027-018-0
Property Address: 418 MAIN RD

Mailing Address: WAITE HOMER R & JOYCE A WAITE
DAVID R
418 MAIN RD
GRANVILLE, MA 01034

Parcel Number: 027-034-0
CAMA Number: 027-034-0
Property Address: 421 MAIN RD

Mailing Address: BEAN KENNETH A JR RESCIGNO
ASHLEY N
421 MAIN RD
GRANVILLE, MA 01034



www.cai-tech.com

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300 foot Abutters List Report

Granville, MA
September 9, 2022

Parcel Number: 027-035-0
CAMA Number: 027-035-0
Property Address: 425 MAIN RD

Mailing Address: JORDAN DOUGLAS W
PO BOX 301
GRANVILLE, MA 01034-0301

Parcel Number: 027-036-0
CAMA Number: 027-036-0
Property Address: 427 MAIN RD

Mailing Address: LEVASSEUR CYNTHIA THERESA
427 MAIN RD
GRANVILLE, MA 01034

Parcel Number: 027-037-0
CAMA Number: 027-037-0
Property Address: 431 MAIN RD

Mailing Address: POPP RYAN
431 MAIN RD
GRANVILLE, MA 01034

Parcel Number: 027-038-0
CAMA Number: 027-038-0
Property Address: 437 MAIN RD

Mailing Address: GOGAL ELAINE F, TRUSTEE G AND H
LIVING TRUST
437 MAIN RD P O BOX 226
GRANVILLE, MA 01034-0226

Parcel Number: 027-039-0
CAMA Number: 027-039-0
Property Address: 445 MAIN RD

Mailing Address: BERNDT COLLEEN M
445 MAIN RD
GRANVILLE, MA 01034



www.cai-tech.com

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Matthew Streeter

From: Contact form at Granville, MA <cmsmailer@civicplus.com>
Sent: Thursday, September 22, 2022 10:16 PM
To: Matthew Streeter
Subject: [Granville, MA] 432 Main road (Sent by COLLEEN M BERNDT, cberndt@comcast.net)

Hello mstreeter,

COLLEEN M BERNDT (cberndt@comcast.net) has sent you a message via your contact form (<https://www.townofgranville.net/user/27/contact>) at Granville, MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofgranville.net/user/27/edit>.

Message:

Since my earlier email I have learned that the building inspector reached out to my family member to ask if I was renting the office as an apartment. My husband and I were both self-employed and used the space as an office only. So now I have changed my mind and I am opposed to a variance for what it is worth. She spent a lot of money to put to have plumbing in that building perhaps she should have checked the zoning laws first. Her dishonesty about this situation is so distasteful to me that I don't think her bad behavior should be rewarded.

Matthew Streeter

From: Cberndt <cberndt@comcast.net>
Sent: Saturday, September 24, 2022 7:30 PM
To: Matthew Streeter
Subject: Fwd: 432 Main Rd, Granville, MA 01034 | 27 Photos | MLS #72006420 - Movoto

This is the original listing it's clear it's an office

Begin forwarded message:

From: Cberndt <cberndt@comcast.net>
Date: Sep 24, 2022 at 7:29 PM
To: Colleen <cberndt@comcast.net>
Subject: 432 Main Rd, Granville, MA 01034 | 27 Photos | MLS #72006420 - Movoto

https://www.movoto.com/granville-ma/432-main-rd-granville-ma-01034-300_71713700/

Description:

Beautiful remodeled home with three bedrooms, den, two full baths and separate office suite. Home is in move in condition!!! TOO MUCH TO LIST!!! must be seen to be appreciated. From the country L shaped porch to the remodeled kitchen with post and beam. This home has it all. Built-ins, shower, 1st floor washer/dryer to list a few. The grounds are filled with wonder from the stone walkway, stone walls and also the fruit trees. There is plenty of parking for two in the barn plus a basement entry in the rear for storage. Your horse is welcome here!!!!

← Search Next →

27 Map Share Save



See nearby homes in Granville, MA >



PUBLIC RECORD - NOT FOR SALE on 08/05/2016

\$220,271 Est 3 Bd 2 Ba 1,517 Sqft (\$144/Sqft)

432 Main Rd, Granville, MA 01034

Estimate: \$220K Mortgage: \$832/Mo - Refinance

[Message Agent](#)

[I Own This Home](#)

Learn about Granville's local [OJO network agents](#)

[Calculate your monthly payment with a lender](#)

← **Description** For Owners Location →

Description

Beautiful remodeled home with three bedrooms, den, two full baths and separate office suite. Home is in move in condition!!! TOO MUCH TO LIST!!! must be seen to be appreciated. From the country L shaped porch to the remodeled kitchen with post and beam. This home has it all. Built-ins, shower, 1st floor washer/dryer to list a few. The grounds are filled with wonder from the stone walkway, stone walls and also the fruit trees. There is plenty of parking for two in the barn plus a basement entry in the rear for storage. Your horse is welcome here!!!!

For Homeowners

Guidance for your next step



Identify the right time to sell

Get matched with a top-rated local agent who will help you maximize your home sale, when the time's right.

ESTIMATED OFFER RANGE

Key: 862

Town of GRANVILLE - Fiscal Year 2021

11/14/2020 9:51 pm SEQ #: 872

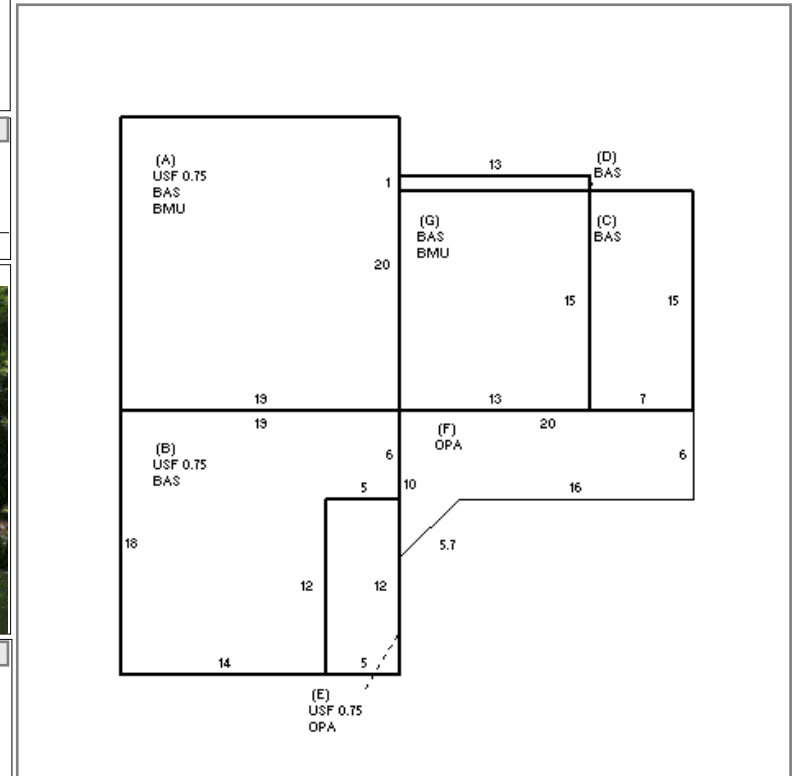
LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
THIBAUT LYNN A 10 HAYES RD BARKHAMSTED, CT 06063-1119				27-15-0				432 MAIN RD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
THIBAUT LYNN A				08/03/2016	QS	219,000		21296-109				
LAPTEW COLLEEN M (BERNDT)				10/04/1991	XX	92,000		7824-336				
LAPTEW, ROBERT				02/15/1991	A	55,000		7641-118				
CD	T	AC/SF/UN	Nbhd	infl1	infl2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,780	A	1.00	A 1.00	57,200	1.70	A 1.00	RG	1.10		48,620

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
2017-63	12/04/2017	99	8 Cyc. Reinsp. OTHER	2,500	07/15/2019 07/24/2018	WJB RJM	100	100

TOTAL	21,780 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	ALL	NOTE	LAND	48,600	48,600		
infl1	AVG		BUILDING	139,800	137,700		
infl2	AVG		DETACHED	12,700	13,100		
			OTHER	0	0		
			TOTAL	201,100	199,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CPD	A	1.00	40 0.60 16X20	1860	320	6.95	1,300
PBN	A	1.00	60 0.40 11X18	1900	198	20.29	1,600
CBN	G	1.20	30 0.70 APARTMENT-18	1860	432	32.29	9,800



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2019	WJB
MODEL	1		RESIDENTIAL	LIST	8/5/2019	WJB
STYLE	7	0.95	CONV/OLD STYLE [100%]	REVIEW	11/21/2019	WJB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
WOOD STOVE
3-1-1 APARTMENT W/PELLET STOVE

YEAR BLT	1860	SIZE ADJ	1.000
NET AREA	1,517	DETAIL ADJ	0.950
\$NLA(RCN)	\$112	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$4,560
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	575		23.61	13,576
EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	542	1860	95.86	51,957
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	975	1860	95.86	93,465
ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	188		23.60	4,437
FLOOR COVER	13	COMBINATION	1.00		MST	O	MAS/METAL STACK	2		1,254.00	2,508
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	170,503
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE	1998 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$139,800

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TOWN OF GRANVILLE

707 Main Road

P.O. Box 247

Granville, MA 01034

(413) 357-8585 (phone)

(413) 357-6002 (fax)

Zoning Board of Appeals

NOTICE OF HEARING

Please take notice:

That an application has been made by the **Charity Barger of 1529 Main Road, Granville** for a Variance from the Granville Zoning Bylaws Sections 3.8.2 and 3.10 so to allow construction of a garage at her property at **1529 Main Road**, also known on **Assessor's Map 23 as Parcel 7-0**, less than 40 feet from the existing roadway (proposed 22 feet) and less than 1 foot from the front lot line/right-of-way. Notice is sent to the applicant and to owners of abutting property affected by the application.

A hearing upon this application will be held on **Wednesday, November 2, 2022 at 6:15pm in the Granville Town Hall, 707 Main Road, Granville, MA** at which time you may appear either in person, in writing, or by agent or by attorney and present any reasons which you may have to granting or denying this petition. You are requested to prepare your case in detail and present all evidence relating to this petition at the time of the scheduled hearing.

Respectfully Submitted,

Tony Novak

Chair

Granville Zoning Board of Appeals

GRANVILLE ZONING BOARD OF APPEALS
707 Main Road PO Box 247
Granville MA 01034

Town of Granville
Town Clerk

OCT 01 2022

APPLICATION FOR SPECIAL PERMIT/VARIANCE

Received

Date: 10/1/22

Fee: \$100.00

Name and Address: Charity Barger
1529 Main Road
Granville, MA 01034

Application is hereby made for a permit/variance from the requirements of the Zoning Bylaws, so as to permit: (Cite section of Bylaws and explain fully, include)

Garage - private 3.10 Table of dimensions 40'
setback for front yard. My house was built in
1994 and is 29' from the road. In looking to
put a garage the same distance from the road.
This is the only place it will fit. * Please see attached.

Location: 1529 Main Road

Map/Block/Lot Map # 23 Registry of Deeds Book/Page Parcel # 7

Hampton County Deeds BK 19761, pg 341

Abutters: (Names and addresses, or attached)

Isabell LaCrosse
1532 Main Road
Granville, MA 01034

Charity Barger
Signature of Owner or Authorized Agent

Note: Should the decision rendered by the ZBA be contested or appealed, all legal costs in defense of the ZBA's decision would be borne by the petitioner.



300 foot Abutters List Report

Granville, MA
October 03, 2022

Subject Property:

Parcel Number: 023-007-0
CAMA Number: 023-007-0
Property Address: 1529 MAIN RD

Mailing Address: BARGER SHANNON G BARGER
CHARITY L
1529 MAIN RD
GRANVILLE, MA 01034

Abutters:

Parcel Number: 012-025-0
CAMA Number: 012-025-0
Property Address: 1542 MAIN RD

Mailing Address: IRELAND MORGAN K
PO BOX 806
SOUTHWICK, MA 01077

Parcel Number: 012-026-0
CAMA Number: 012-026-0
Property Address: 1532 MAIN RD

Mailing Address: LACROSSE ISABELL D LIFE ESTATE
LACROSSE JULIE E JOINT TENANTS
1532 MAIN RD
GRANVILLE, MA 01034

Parcel Number: 012-027-0
CAMA Number: 012-027-0
Property Address: 1520 MAIN RD

Mailing Address: GRANVILLE TOWN OF WEST
GRANVILLE CEMETERY
TOWN HALL MAIN ROAD
GRANVILLE, MA 01034

Parcel Number: 012-028-0
CAMA Number: 012-028-0
Property Address: 1494 MAIN RD

Mailing Address: MILLER ROSE T/LIFE ESTATE MILLER
BYARD T
1494 MAIN RD
GRANVILLE, MA 01034

Parcel Number: 012-065-0
CAMA Number: 012-065-0
Property Address: 1487 MAIN RD

Mailing Address: VAUGHN MARINA T JOINT TENANTS
VAUGHN LORI A
1487 MAIN RD
GRANVILLE, MA 01034

Parcel Number: 023-008-0
CAMA Number: 023-008-0
Property Address: 1551 MAIN RD

Mailing Address: DAY JOHN D JR DAY LORETTA R
1551 MAIN RD
GRANVILLE, MA 01034

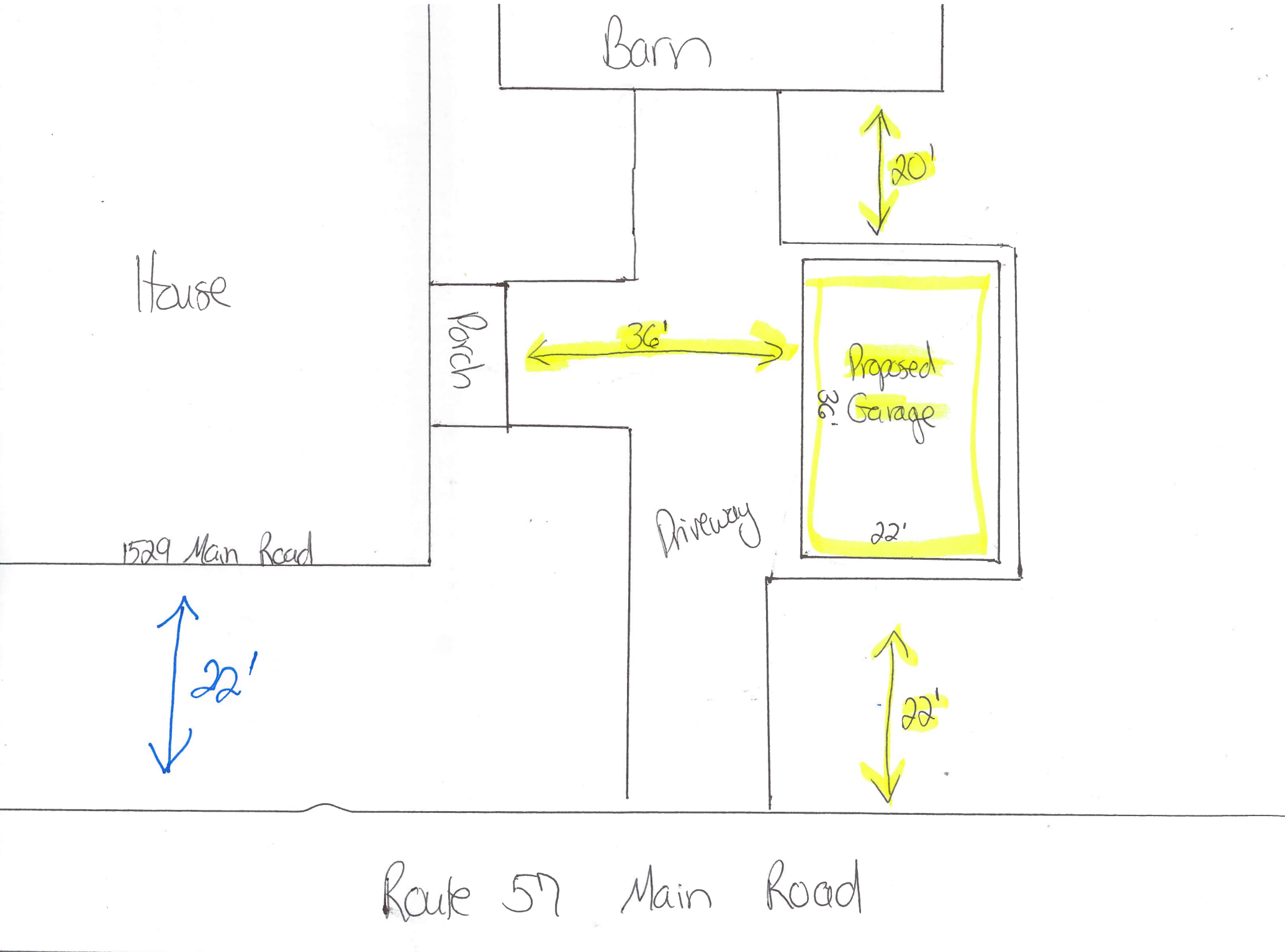


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10/3/2022

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Page 1 of 1



House

Barn

20'

Porch

36'

Proposed
w
Garage

22'

Driveway

1529 Main Road

22'

22'

Route 57 Main Road



October 5, 2022

1529 Main Road Barger 23-7-0

Granville, MA

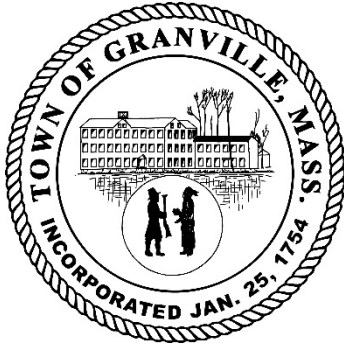
1 inch = 36 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



TOWN OF GRANVILLE

707 Main Road

P.O. Box 247

Granville, MA 01034

(413) 357-8585 (phone)

(413) 357-6002 (fax)

Zoning Board of Appeals

NOTICE OF HEARING

Please take notice:

That an application has been made by the **Chris and Tina Haddad of 151 South Loomis Street, Southwick** for a Variance from the Granville Zoning Bylaws Sections 3.8 and 3.10 so to allow use and future construction of structure at property under purchase and sale agreement at **574 South Lane**, also known on **Assessor's Map 21 as Parcel 29-0**, with a driveway setback less than 5 feet from the side-yard. Notice is sent to the applicant and to owners of abutting property affected by the application.

A hearing upon this application will be held on **Wednesday, November 2, 2022 at 6:30pm in the Granville Town Hall, 707 Main Road, Granville, MA** at which time you may appear either in person, in writing, or by agent or by attorney and present any reasons which you may have to granting or denying this petition. You are requested to prepare your case in detail and present all evidence relating to this petition at the time of the scheduled hearing.

Respectfully Submitted,

Tony Novak

Chair

Granville Zoning Board of Appeals

Town of Granville
Town Clerk

OCT 13 2022

Received

GRANVILLE ZONING BOARD OF APPEALS
707 Main Road PO Box 247
Granville MA 01034

APPLICATION FOR SPECIAL PERMIT/VARIANCE

Date: 10/12/2020

Fee: \$100.00

Name and Address: Chris and Tina Haddad
151 South Loomis Street
Southwick MA 01077

Application is hereby made for a permit/variance from the requirements of the Zoning Bylaws, so as to permit: (Cite section of Bylaws and explain fully, include)

The subject property is designed as a backlot with a driveway that is less than the required width of 40 ft per the current Bylaw paragraph 3.9.2.f. The Driveway width is 20 ft. The frontage of 20 ft is allowed per bylaw paragraph 3.8.1. since the lot was establish prior to adoption of the Bylaw. However, the 10 ft driveway set back requirement of table 3.10 requires a variance since the actual driveway set back will be 5 feet from each edge of the driveway. See attached

Location: 574 South Ln

Map/Block/Lot 21/0/29 (parcel) Registry of Deeds Book/Page Tax Lien Case Record 20582/338 Instrument of Taking 11722/475

Abutters: (Names and addresses, or attached)


MACIVER DAVID A
MACIVER KAREN M
568 SOUTH LN
GRANVILLE, MA 01034

DEMARAIS DONALD E & MARY C/LIF
C/O D'AMATO THOMAS J
564 SOUTH LN
GRANVILLE, MA 01034

WACKERBARTH BOX MFG CO INC
PO BOX 257
GRANVILLE, MA 01034-0257

RUNET EMILY J
567 SOUTH LN
GRANVILLE, MA 01034

WACKERBARTH BOX MFG CO INC
C/O LEVAN WILLIAM K
P-O BOX 4
431 GRANBY RD
GRANVILLE, MA 01034-0004



Signature of Owner or Authorized Agent

Check will be mailed

Note: Should the decision rendered by the ZBA be contested or appealed, all legal costs in defense of the ZBA's decision would be borne by the petitioner.

Intended Use:

My wife and I intend to make this our final residence. We are relocating from Southwick where we have lived for the past 18 years with our children. We plan to build a home and a barn for our 2 horses and otherwise maintain the property in its current natural condition. We appreciate the tranquility and privacy of the Granville community and intend to make this a priority as we build our homestead. We are willing to accommodate or address any reasonable concerns that our neighbors may have to ensure their current privacy is not compromised.

To that end, the property will remain in its current Use Regulation of Agricultural-Residential. The property currently has a driveway with access to a barn. The barn is in need of repairs, but the access driveway in question remains intact and is the only point of access to the property. We will utilize this current access with no significant changes other than trimming overgrown brush and filling a few pot holes.

Without this variance, it is not possible to gain access to this property for use as a building lot. By granting this variance, there will be no impact to the surrounding zoning district. This is based on the fact that the driveway already exists and there will be no substantial changes from the current condition. Literal enforcement of the Bylaw would create a substantial hardship since there is no other option for driveway access to the property. The granting of this variance will be within the intent of the Bylaws since the Bylaws establish an intent to allow for the "grandfathering" of existing properties to be used as-is for their intended purpose. Since this property was listed in the tax records prior to adopting the zoning Bylaws and because the driveway is currently in existence, this variance will cause no change to the current condition.



300 foot Abutters List Report

Granville, MA
October 14, 2022

Subject Property:

Parcel Number: 021-029-0
CAMA Number: 021-029-0
Property Address: 574 SOUTH LN

Mailing Address: GRANVILLE TOWN OF
P O BOX 247 707 MAIN RD
GRANVILLE, MA 01034-0247

Abutters:

Parcel Number: 021-027-0
CAMA Number: 021-027-0
Property Address: 552 SOUTH LN

Mailing Address: ADAIR WILLIAM HENRY ADAIR CARA
CIMINI
162 BARN HILL LANE
NEWINGTON, CT 06111

Parcel Number: 021-028-0
CAMA Number: 021-028-0
Property Address: 564 SOUTH LN

Mailing Address: D'AMATO THOMAS J
564 SOUTH LN
GRANVILLE, MA 01034

Parcel Number: 021-030-0
CAMA Number: 021-030-0
Property Address: 568 SOUTH LN

Mailing Address: MACIVER DAVID A MACIVER KAREN M
568 SOUTH LN
GRANVILLE, MA 01034

Parcel Number: 021-031-0
CAMA Number: 021-031-0
Property Address: 567 SOUTH LN

Mailing Address: BRUNET EMILY J
567 SOUTH LN
GRANVILLE, MA 01034

Parcel Number: 022-038-0
CAMA Number: 022-038-0
Property Address: 0 GRANBY RD

Mailing Address: LEVAN WILLIAM K LEVAN LEE A
P O BOX 4 431 GRANBY RD
GRANVILLE, MA 01034-0004

Parcel Number: 022-039-0
CAMA Number: 022-039-0
Property Address: 383 GRANBY RD

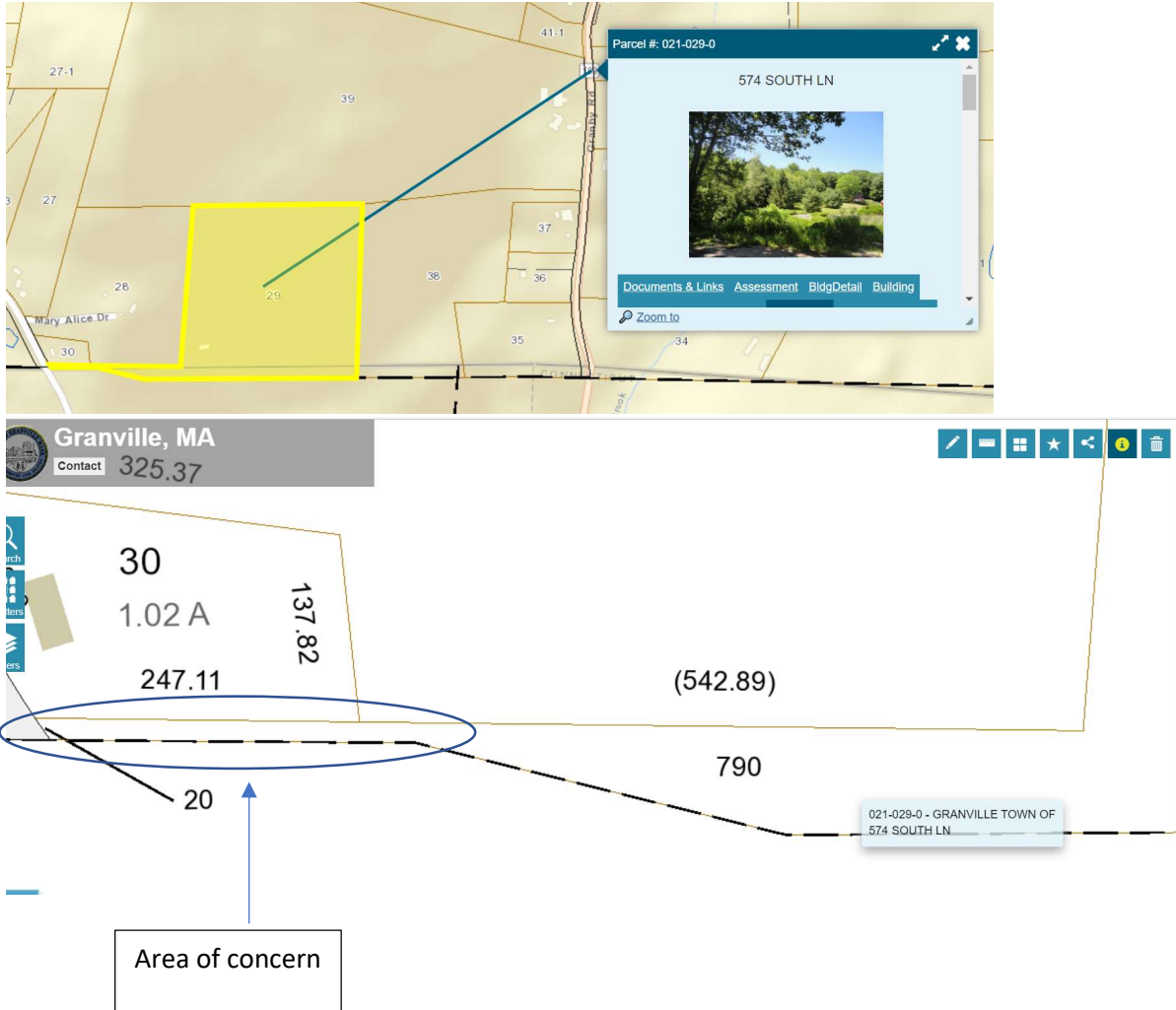
Mailing Address: ROCKWOOD PALLET CO LLC
321 GRANBY RD
GRANVILLE, MA 01034



www.cai-tech.com

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Applicable maps:



Excerpts from Granville Zoning Bylaws:

3.8 Area, Yard, and Coverage Regulations

3.8.1 A building hereafter erected in Agricultural-Residential district shall be located on a plot having not less than forty-four thousand (44,000) square feet of area and

Revised May 1993, retyped to incorporate amendments of May, 2008; May, 2010; May 10 2013; May 2016; and May 2019.

not less than two hundred (200) feet of frontage on a way. A lot or parcel of land having an area or frontage of lesser amounts than required above may be considered as coming within the area and frontage requirements of this section provided such lot or parcel of land was listed in the tax records, or shown on a plan, or described in a deed duly recorded or registered at the time of adoption of this Bylaw, and did not at the time of such adoption adjoin other land of the same owner available for use in connection with such lot or parcel.

3.10 Table of Dimensions

	Single Family Basic Lots	Commercial Recreation	Back Land Lots (1)	Back Land Lots (2)	Accessory Apartment
Minimum lot size (sq ft)	44,000	50 acres	132,000 ⁽³⁾	220,000 ⁽³⁾	44,000
Minimum frontage (ft)	200	500	40	40	200
Minimum front yard (ft)	40	200	50	50	60
Minimum side yard (ft)	25	75	50	50	30
Minimum rear yard (ft)	25	75	50	50	30
Driveway setback-side yard (ft)	15	150	10	10	15