

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

Received

OCT 26 2023

APPLICATION FOR SPECIAL PERMIT/VARIANCE Town of Granville

Date: 10/25/23

Fee: \$100.00

Name and Address: Janeé Vazquez  
198 South Lane Granville MA  
01034 phone 413-505-9790

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)

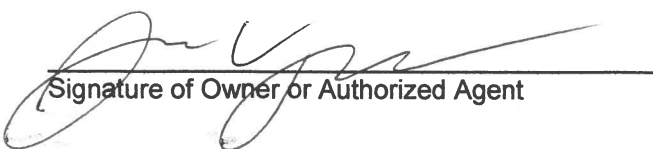
Need a variance of 3.8.2  
I am requesting a variance to allow construction of a front porch  
in the town right away. The porch is 8 feet into the town's right  
away

Location: 198 South Lane Granville MA 01034 (front of house)

Map/Block/Lot \_\_\_\_\_ Registry of Deeds Book/Page \_\_\_\_\_

Abutters: (Names and addresses, or attached)

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

  
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 feet Abutters List Report

Granville, MA  
October 29, 2023

## Subject Property:

Parcel Number: 017-027-0  
CAMA Number: 017-027-0  
Property Address: 198 SOUTH LN

Mailing Address: RIVERA JOSE CABEZUDO MABEL  
198 SOUTH LN  
GRANVILLE, MA 01034

## Abutters:

Parcel Number: 017-025-0  
CAMA Number: 017-025-0  
Property Address: 172 SOUTH LN

Mailing Address: ROBERTS DOUGLAS H ROBERTS  
NANCY J  
172 SOUTH LN  
GRANVILLE, MA 01034

Parcel Number: 017-026-0  
CAMA Number: 017-026-0  
Property Address: 186 SOUTH LN

Mailing Address: TKACZUK STANLEY J TKACZUK  
MARILYN Z  
PO BOX 341  
GRANVILLE, MA 01034-0341

Parcel Number: 017-028-0  
CAMA Number: 017-028-0  
Property Address: 202 SOUTH LN

Mailing Address: MAHER KATHLEEN H TRUSTEES VAN  
SCHOUWEN MICHELLE  
202 SOUTH LN P O BOX 353  
GRANVILLE, MA 01034-0353

Parcel Number: 017-053-0  
CAMA Number: 017-053-0  
Property Address: 215 SOUTH LN

Mailing Address: TAVERNISE SILVIO TAVERNISE  
LUCINDA I  
215 SOUTH LN  
GRANVILLE, MA 01034

Parcel Number: 017-054-0  
CAMA Number: 017-054-0  
Property Address: 231 SOUTH LN

Mailing Address: JARVIS WILLIAM JARVIS SUFANG  
231 SOUTH LN  
GRANVILLE, MA 01034

Parcel Number: 017-055-0  
CAMA Number: 017-055-0  
Property Address: 0 SOUTH LN

Mailing Address: MAHER WILLIAM T & KATHLEEN H  
TRUSTEES MAHER FUNDING TRUST  
202 SOUTH LN P O BOX 353  
GRANVILLE, MA 01034-0353

Parcel Number: 026-026-0  
CAMA Number: 026-026-0  
Property Address: 0 SOUTH LN

Mailing Address: ROBERTS DOUGLAS H  
172 SOUTH LN  
GRANVILLE, MA 01034



www.cai-tech.com

10/29/2023

Data shown on this report 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 report.

Page 1 of 1



# 198 South Lane Abutters

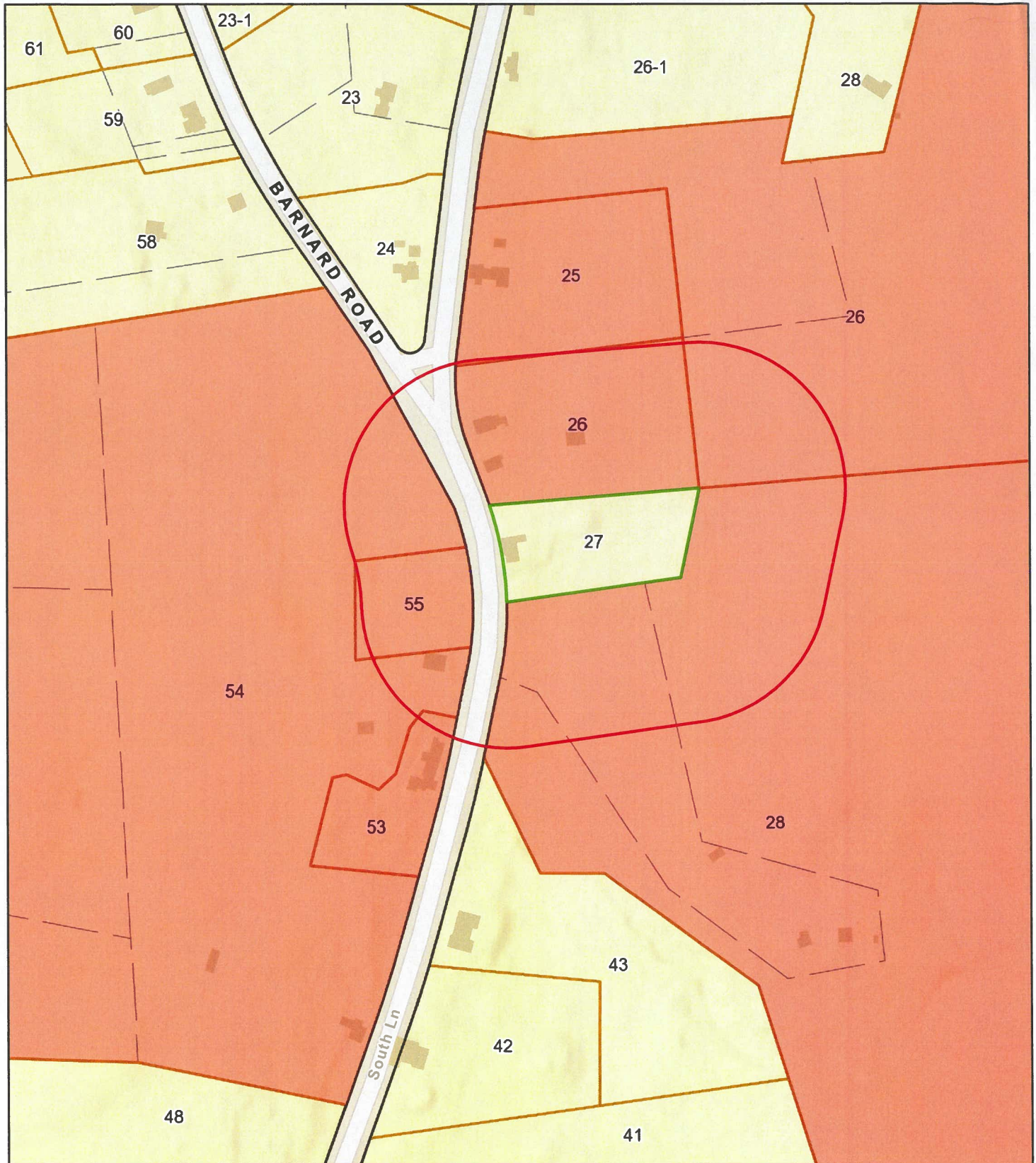
Town of Granville, MA

1 inch = 280 Feet



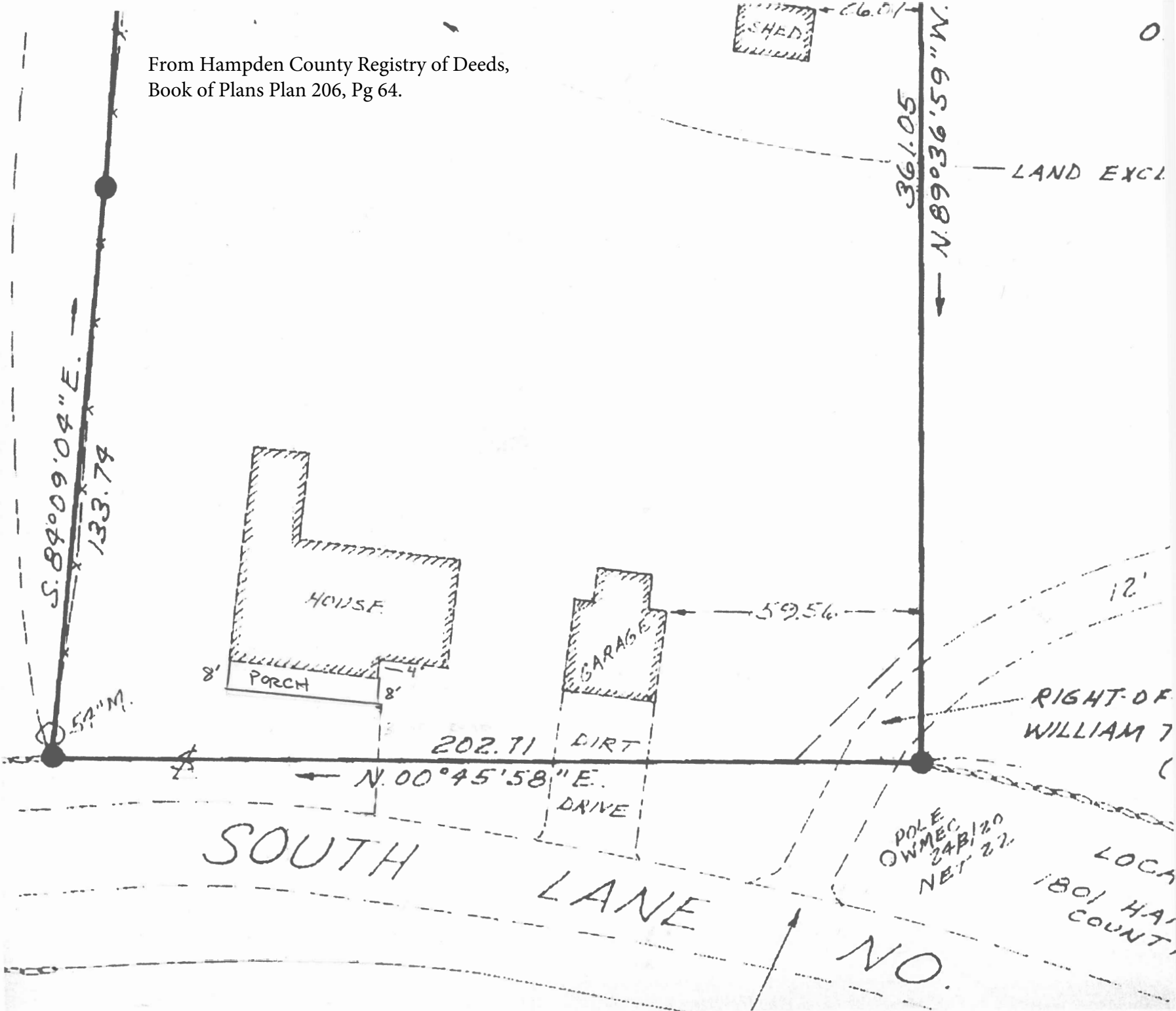
www.cai-tech.com

October 29, 2023



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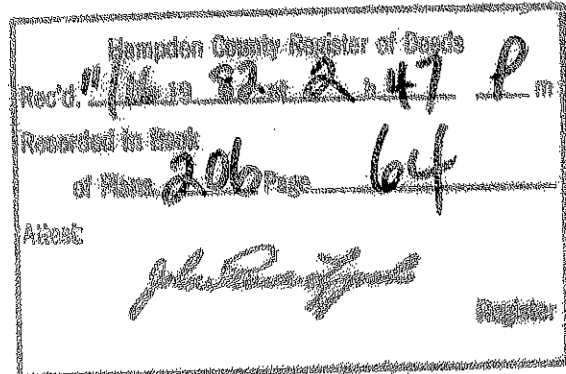
From Hampden County Registry of Deeds,  
Book of Plans Plan 206, Pg 64.





FOR REGISTRY USE

30208



STANLEY J. & MARILYN Z. TKACZUK  
BOOK 3786 - PAGE 491

PARCEL TO BE CONVEYED  
AREA = 73,935 S.F.  
OR 1.6973 ACRES

LAND CLASSIFIED AS "FOREST LAND"  
(SEE BK. 5176 - PG. 116)

OTHER LAND OF WILLIAM T. & KATHLEEN H. MAHER  
BOOK 5045 - PAGE 138  
(1ST PARCEL)

LAND EXCLUDED FROM "FOREST LAND" CLASSIFICATION  
(SEE BK. 5176 - PG. 117)

RIGHT-OF-WAY TO BE GRANTED TO  
WILLIAM T. & KATHLEEN H. MAHER  
(SEE DETAIL)

SUFFICIENT FRONTAGE AND AREA  
REMAINS TO SATISFY ZONING  
REQUIREMENTS.

MARY MILLIGAN  
BOOK 3657 - PAGE 24

LEGEND:

- M. MAPLE
- x- REMAINS OF WIRE FENCE
- STONE WALL
- PROPERTY LINE
- STREET LINE
- IRON PIPE FOUND
- GUN BARREL SET

PROPOSED RIGHT-OF-WAY  
AREA = 450 S.F.

I CERTIFY THAT PREPARATION OF THIS PLAN  
IS IN CONFORMANCE WITH THE RULES AND  
REGULATIONS OF THE REGISTERS OF DEEDS.

Robert H. Aseltine  
R.L.S.

November 5, 1982  
DATE

MAGNETIC MERIDIAN NOV. 2, 1982

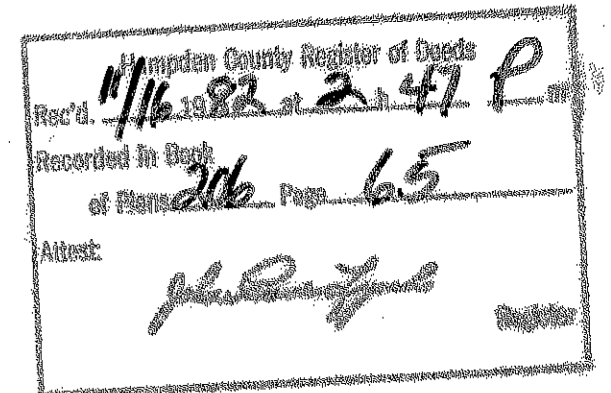
TO FREEDOM FEDERAL SAVINGS AND LOAN ASSOCIATION  
AND LAWYER'S TITLE INSURANCE CO.:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE  
PREMISES AND ALL EASEMENTS, ENCROACHMENTS,  
AND BUILDINGS ARE LOCATED ON THE GROUND AS  
SHOWN. I FURTHER CERTIFY THAT THE BUILDINGS  
SHOWN CONFORMED TO THE ZONING LAWS OF THE  
TOWN OF GRANVILLE WHEN CONSTRUCTED. I FURTHER  
CERTIFY THE PROPERTY IS NOT LOCATED IN THE  
ESTABLISHED FLOOD HAZARD AREA.

Robert H. Aseltine 11/5/82  
ROBERT H. ASELTINE, R.L.S.

FOR REGISTRY USE

30208



PLANNING BOARD APPROVAL UNDER SUBDIVISION  
CONTROL LAW NOT REQUIRED.

15 DAY OF NOVEMBER, 1982

PLANNING BOARD OF THE TOWN OF GRANVILLE,  
MASSACHUSETTS.

William H. Bonham CHAIRMAN

Walter A. Yonson Jr.

Robert H. Aseltine

Adelbert H. Bonham

PLAN OF LAND  
IN GRANVILLE, MASSACHUSETTS  
SURVEYED FOR  
**WILLIAM T. & KATHLEEN MAHER**

NOV. 5, 1982

SCALE: 1" = 40'  
0 40' 80'



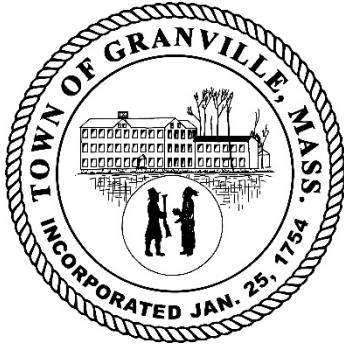
Robert H. Aseltine

ROBERT H. ASELTINE  
REGISTERED LAND SURVEYOR  
330 POPLAR AVENUE  
WEST SPRINGFIELD, MASS.









## 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 **Javier Vazquez** for a Variance from the Granville Zoning Bylaws Sections 3.8 and 3.10 so to allow construction of front porch at property at **198 South Lane**, also known on **Assessor's Map 17 as Parcel 27-0**, within forty feet of frontage line. 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 15, 2023, at 6:00pm 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

707 Main Road  
P.O. Box 247  
Granville, MA 01034  
(413) 357-8585 (phone)  
(413) 357-6002 (fax)

## OFFICE OF THE BUILDING COMMISSIONER

### NOTICE OF VIOLATION & CEASE AND DESIST ORDER

CERTIFIED MAIL AND FIRST-CLASS MAIL

October 24, 2023

Jose Rivera and Mabel Cabezuto (Owners)  
198 South Lane.  
Granville, MA 01034

#### Violation (1)

This notice is a follow-up to my inspection made on October 20, 2023 AND our telephone conversation pertaining to construction of a front porch at your premise located at **198 SOUTH LANE**, (Assessor's Map 17, Block 27, Lot 0 ("The Property")) without first submitting the necessary construction documents and application for a building permit from the Town of Granville. The Town of Granville Assessors' records indicate that Mabel Cabezuto and Jose Rivera are the registered joint-tenant owners of "The Property."

#### Violation (2)

Furthermore, my observation on October 20, 2023 from the public way indicates that the porch in question that has been constructed is also in violation of the Town of Granville Zoning Bylaws (ZBL) Section 3.8.2 as it is located in the "front yard" within the designated area set back of 40 ft.).

This notice is to inform you that you are in violation 780 CMR (Ma State Building Code) 105.1 which states:

**It shall be unlawful to construct, reconstruct, alter, repair, remove or demolish a building or structure; or to change the use or occupancy of a building or structure; or to install or alter any equipment for which provision is made or the installation of which is regulated by 780 CMR without first filing an application with the building official and obtaining the required permit.**

Pursuant to my authority under M.G.L. 143 and 780 CMR., and the GRANVILLE Zoning Bylaws, and based on my observations, and investigations, you are hereby ordered to immediately **CEASE AND DESIST** from violating these regulations (Zoning Bylaws and the MA Building Code) by engaging in or allowing the above stated activities and conditions to continue. To correct these violations, it will be required that you must immediately stop work (cease and desist) on this porch structure.

#### Unlawful Continuance

**Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by M.G.L. c. 143, § 94(a). The fine is \$100.00 per offense. Each day during which a violation exists shall constitute a separate offense.**

If you are aggrieved by this Building Code violation order, you may appeal the aforementioned Building Code violation directly to the Building Code Appeals Board in accordance with M.G.L. c. 143, § 100. An application to file an appeal may be found at <http://www.mass.gov/ocabr/government/oca-agencies/dpl-lp/opsi/>. You have 45 days to file an appeal from the receipt of this order.

If you are aggrieved by this Zoning Bylaw violation, you may file an appeal directly to the Town of Granville Board of Appeals within 30 days of the date of receiving this notice,

Robert D. Sullivan, Building Commissioner



(November 1, 8, 2023)

**Town of Granville, MA**  
**Zoning Board of Appeals**  
**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Zoning Board of Appeals will hold a public hearing in the Granville Town Hall, 707 Main Road, Granville on Wednesday, November 15, 2023 at 6:00pm to all parties having interest in the application of Javier Vazquez requesting a Variance to allow construction of a front porch within minimum setbacks from the front lot line/right of way as defined by the Granville Zoning Bylaws Sections 3.8.2 at the property at 198 South Lane,, also known on Assessor's Map 17 as Parcel 27-0.

Tony Novak  
Chair, Granville Zoning Board of Appeals