

TOWN OF FRANKLIN
INSPECTION DEPARTMENT
Building Inspection – Division of Wires – Division of Gas
Division of Plumbing
MUNICIPAL BUILDING – 355 East Central Street
Franklin, Massachusetts 02038

Lloyd (Gus) Brown
Building Commissioner

Telephone: 508-520-4926
FAX: 508-520-4906

ZONING REVIEW

APPLICANT: Paul & Jill Varnum

LOCATION: 2 Abbey Lane

ZONING DISTRICT: RR I

TYPE OF PROJECT: Construction of an Attached Garage Addition

DATE: 06/11/2024 **DENY**

VARIANCE

ZONING BY LAW SECTIONS: 185 Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements

REASON FOR DENIAL: Applicant is seeking to construct a 24' x 24' attached garage that is 30.1' from the left side yard setback where 40' is required. The building permit is denied without a variance from the ZBA.

APPEAL OF DENIAL OPTIONS:

ZONING BOARD OF APPEALS

APPLICANT SIGNATURE _____ **DATE**

ZONING OFFICIAL SIGNATURE LAB _____ **DATE** 06/11/2024

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

TOWN OF FRANKLIN
TOWN CLERK

2024 JUN 11 A 8:28

RECEIVED

ZBA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Zoning Board of Appeals for the following:

Special Permit: _____ Variance: Appeal: _____

PETITIONER: PAUL & SILL VARNUM

PETITIONER'S ADDRESS: 2 ABBEY LANE PHONE: (508) 528-7662

LOCATION OF PROPERTY: SAME

TYPE OF OCCUPANCY: SINGLE FAMILY ZONING DISTRICT: RURAL RESIDENTIAL 1

ASSESSORS MAP & PARCEL: _____

REASON FOR PETITION:

- | | |
|---|---------------------|
| <input checked="" type="checkbox"/> Additions | _____ New Structure |
| _____ Change in Use/Occupancy | _____ Parking |
| _____ Conversion to Addi'l Dwelling Unit's | _____ Sign |
| _____ Dormer | _____ Subdivision |
| _____ Other: _____ | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

24' X 24' 2 CAR GARAGE WITH 10'
WIDE ENTRY WAY TO EXISTING
DWELLING

SECTIONS OF ZONING ORDINANCE CITED:

Article _____ Section _____

Article _____ Section _____

Article _____ Section _____

Applicants for a Variance must complete Pages 1-5
Applicants for a Special Permit must complete Pages 1-4 and 6
Applicants for an Appeal to the ZBA pursuant to Zoning Bylaw section 185-45 (D)
must attach a statement concerning the reasons for the appeal

Original Signature(s): [Signature]
(Petitioner(s)/Owner)

PAUL VARNUM
(Print Name)

Address: 2 ABBEY LANE

Tel. No.: (508) 528-7662

E-Mail Address: PVRED13@GMAIL.COM

Date: 5/29/24

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

ZBA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed and returned to the Secretary of
the Zoning Board of Appeals.

I/We PAUL & JILL VARNUM
(OWNER)

Address: 2 ABBEY LANE FRANKLIN, MA 02038

State that I/We own the property located at 2 ABBEY LANE FRANKLIN
which is the subject of this zoning application.

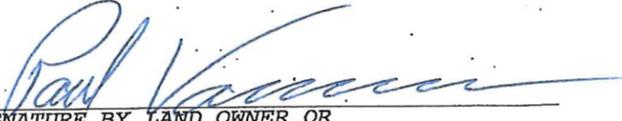
The record title of this property is in the name of PAUL & JILL VARNUM

*Pursuant to a deed of duly recorded in the date _____, Norfolk

County Registry of Deeds at Book 6282, Page 543; or

Dedham Registry District of Land Court, Certificate No. _____

Book 285 Page 515-C


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

ZBA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: PAUL & JILL VARONNA PRESENT USE/OCCUPANCY: SINGLE FAMILY

LOCATION: 2 ABBEY LANE FRANKLIN ZONE: RURAL RESIDENTIAL 1

PHONE: (508) 528-7662 REQUESTED USE/OCCUPANCY: SAME

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>Lot Area:</u>		<u>40,703</u>	<u>40,703</u>	<u>40,000</u> (min.)
<u>Continuous Frontage:</u>		<u>200'</u>	<u>200'</u>	<u>200'</u> (min.)
<u>Size of Lot:</u>	Width	<u>200'</u>	<u>200'</u>	<u>200'</u> (min.)
	Depth	<u>200'</u>	<u>200'</u>	<u>200'</u> (min.)
<u>Setbacks in Feet:</u>	Front	<u>40'</u>	<u>40'</u>	<u>40'</u> (min.)
	Rear	<u>40'</u>	<u>40'</u>	<u>40'</u> (min.)
	Left Side	<u>40'</u>	<u>30'</u>	<u>40'</u> (min.)
	Right Side	<u>40'</u>	<u>40'</u>	<u>40'</u> (min.)
<u>Building Height:</u>	Stories	<u>2</u>	<u>2</u>	<u>3</u> (max.)
	Feet	<u>~20</u>	<u>~20</u>	<u>35</u> (max.)
<u>NO. of Dwelling Units:</u>		<u>1</u>	<u>1</u>	<u>1</u> (max.)
<u>NO. of Parking Spaces:</u>		<u>2</u>	<u>2</u>	<u> </u> (min./max)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

Proposed: Wood "stick built" single story 2 car garage and small area to adjoin with existing single-family home, consistent with every other home on Abbey Lane and most homes in the multi cul-de-sac neighborhood.

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

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ZBA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH ZONING BYLAW SECTION 185-45 (D) (2) (6) AND MGL 40A, SECTION 10:

- A) A literal enforcement of the provisions of this zoning bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

Mrs. (Jill) Varnum is disabled with severe osteoarthritis, has multiple spinal fusions & several prosthetic joints. Clearing snow from her car, navigating a snow filled or icy driveway and exterior stairs is no longer safe for her. The proposed variance and subsequent attached garage will create an ergonomic, safe internal environment to and from her car in inclement weather.

- B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The current driveway transitions from 1 car wide at the street to 2 cars wide adjacent to the home is nearly identical to the footprint of the proposed garage. The single story addition will be aesthetically pleasing, have curb appeal, and aggregate drainage will have no quantifiable change.

- C) Desirable relief may be granted without either:

- 1) Substantial detriment to the public good for the following reasons:

Abbey Lane is a 4 lot cul-de-sac. There is no detriment to the public.

- 2) Nullifying or substantially derogating from the intent or purpose of this Zoning Bylaw for the following reasons:

The proposed garage is a single story, smaller than the garages of the other 3 homes on the street. The lot line is not perpendicular to the street, and the requested variance is primarily for the front corner of the garage. The variance will not impact the beauty or privacy of the adjacent lot.

If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

Address of Property: Lot 26, Abbey Lane, Franklin, MA

I, Bernardo Colella, Jr.

of Franklin, Norfolk County, Massachusetts
in consideration of seventy-five thousand nine hundred seventy-five dollars
(\$75,975.00) full consideration paid

grant to Paul R. Varnum and Jill S. Varnum, husband and wife,
as tenants by the entirety

of 2 Abbey Lane, Franklin, Norfolk County, Massachusetts 02038
with quitclaim covenants
the land in with the buildings thereon in Franklin, Norfolk County, Massachusetts,
on the southerly side of a private way known as Abbey Lane and being shown as Lot
26 on a plan entitled "Forest Acres II, A Subdivision in Franklin, Mass." Owned
by B. Colella & Son, Inc., Scale: 1"=60', dated December 19, 1980, Rev. February
20, 1981 and April 22, 1981, drawn by Shea Eng. & Surveying Co., Mendon, Mass.,
said plan being duly recorded with Norfolk Deeds as Plan No. 515 (C of 3) of 1981
in Plan Book 289, said Lot 26 being bounded and described according to said plan
as follows:

- NORTHERLY by Abbey Lane, as shown on said plan, two hundred and 00/100 (200.00) feet;
- EASTERLY by Lot 25, as shown on said plan, two hundred sixty-two and 18/100 (262.18) feet;
- SOUTHERLY by land of the Cistercian Nuns, as shown on said plan, in three (3) courses, measuring twenty-one and 00/100 (21.00) feet, one hundred eleven and 68/100 (111.68) feet and thirty and 52/100 (30.52) feet, respectively; and
- WESTERLY by Lot 27, as shown on said plan, two hundred thirty-two and 02/100 (232.02) feet.

Containing 10,703 square feet, according to said plan.
Subject to the terms of a decision of the Town of Franklin Board of Appeals as recorded with Norfolk Deeds, Book 397, Page 38.
Subject to a grant to the Massachusetts Electric Company as recorded with Norfolk Deeds, Book 5521, Page 84.
Subject to an Order of the Town of Franklin Conservation Commission as recorded with Norfolk Deeds, Book 8096, Page 210.
Subject to any rights of others in the cart path, as shown on said plan.

Being the same premises conveyed to me by deed of B. Colella & Son, Inc. dated September 7, 1983 and recorded with Norfolk Deeds, Book 6244, Page 619.

Executed as a sealed instrument this third day of November 19 83

Bernardo Colella, Jr.
Bernardo Colella, Jr.

CANCELLED
DEEDS EXCISE
173.28
NOV 11 1983
BARRY

RECEIVED
1983 NOV -3 PM 2:33

The Commonwealth of Massachusetts

Middlesex ss November 3, 1983

Then personally appeared the above named Bernardo Colella, Jr.

and acknowledged the foregoing instrument to be his free act and deed.
Before me, *Stanley S. Freedman*
Stanley S. Freedman Notary Public
My commission expires October 17, 19 86

A true copy from the
in Norfolk County Registry of Deeds
Dedham, MA
Certify: *John P. [Signature]*
Register



300 feet Abutters List Report

Franklin, MA
June 01, 2024

Subject Property:

Parcel Number: 329-019-000
CAMA Number: 329-019-000-000
Property Address: 2 ABBEY LN

Mailing Address: VARNUM PAUL R VARNUM JILL S
2 ABBEY LN
FRANKLIN, MA 02038

Abutters:

Parcel Number: 329-001-000
CAMA Number: 329-001-000-000
Property Address: 109 CONSTITUTION BLVD

Mailing Address: TEACHERS INSURANCE ANNUITY C/O
NEVEEN
PO BOX 30428
CHARLOTTE, NC 28230

Parcel Number: 329-014-000
CAMA Number: 329-014-000-000
Property Address: 6 LORI DR

Mailing Address: JOHNSON MARA L
6 LORI DR
FRANKLIN, MA 02038

Parcel Number: 329-015-000
CAMA Number: 329-015-000-000
Property Address: 4 LORI DR

Mailing Address: GINGRAS AARON J GINGRAS
KATHLEEN M
4 LORI DR
FRANKLIN, MA 02038

Parcel Number: 329-016-000
CAMA Number: 329-016-000-000
Property Address: 1 ABBEY LN

Mailing Address: CUSSON TAMMY SUE FERGUSON TR
JUNA WAY 2005 REALTY TRUST
1 ABBEY LN
FRANKLIN, MA 02038

Parcel Number: 329-017-000
CAMA Number: 329-017-000-000
Property Address: 3 ABBEY LN

Mailing Address: DECARLO THOMAS A DUPLESSIS
AMIELYN
3 ABBEY LN
FRANKLIN, MA 02038

Parcel Number: 329-018-000
CAMA Number: 329-018-000-000
Property Address: 4 ABBEY LN

Mailing Address: CORRIGAN KEVIN P CORRIGAN
MAUREEN F
4 ABBEY LN
FRANKLIN, MA 02038

Parcel Number: 329-019-000
CAMA Number: 329-019-000-000
Property Address: 2 ABBEY LN

Mailing Address: VARNUM PAUL R VARNUM JILL S
2 ABBEY LN
FRANKLIN, MA 02038

Parcel Number: 329-020-000
CAMA Number: 329-020-000-000
Property Address: 6 JUDY CIR

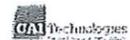
Mailing Address: HARRINGTON JAMES C HARRINGTON
BARBARA M
4000 BALL HARBOR BLVD #527
PUNTA GORDA, FL 33950

Parcel Number: 329-021-000
CAMA Number: 329-021-000-000
Property Address: 4 JUDY CIR

Mailing Address: STRACQUALURSI EUGENE F
STRACQUALURSI SHERY
4 JUDY CIR
FRANKLIN, MA 02038

Parcel Number: 329-025-000
CAMA Number: 329-025-000-000
Property Address: 5 JUDY CIR

Mailing Address: DUBRISKE DAVID A JR DUBRISKE
FRANCINE
5 JUDY CIR
FRANKLIN, MA 02038



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



300 feet Abutters List Report

Franklin, MA
June 01, 2024

Parcel Number: 329-026-000
CAMA Number: 329-026-000-000
Property Address: 7 JUDY CIR

Mailing Address: ZAFFINO RHONDA P & BRIAN A
RHONDA P ZAFFINO REV TR
7 JUDY CIR
FRANKLIN, MA 02038

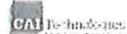
Parcel Number: 329-027-000
CAMA Number: 329-027-000-000
Property Address: 2 LORI DR

Mailing Address: MORRISSEY KENNETH T MORRISSEY
JANICE S
2 LORI DR
FRANKLIN, MA 02038

Parcel Number: 343-003-000
CAMA Number: 343-003-000-000
Property Address: UPPER UNION ST

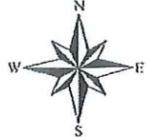
Mailing Address: CISTERCIAN NUNS OF STRICT
OBSERVANCE
MT ST MARY'S ABBEY
WRENTHAM, MA 02093

Kevin M. Doyle, 6-1-2024



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



2 ABBEY LN - 300' ABUTTERS

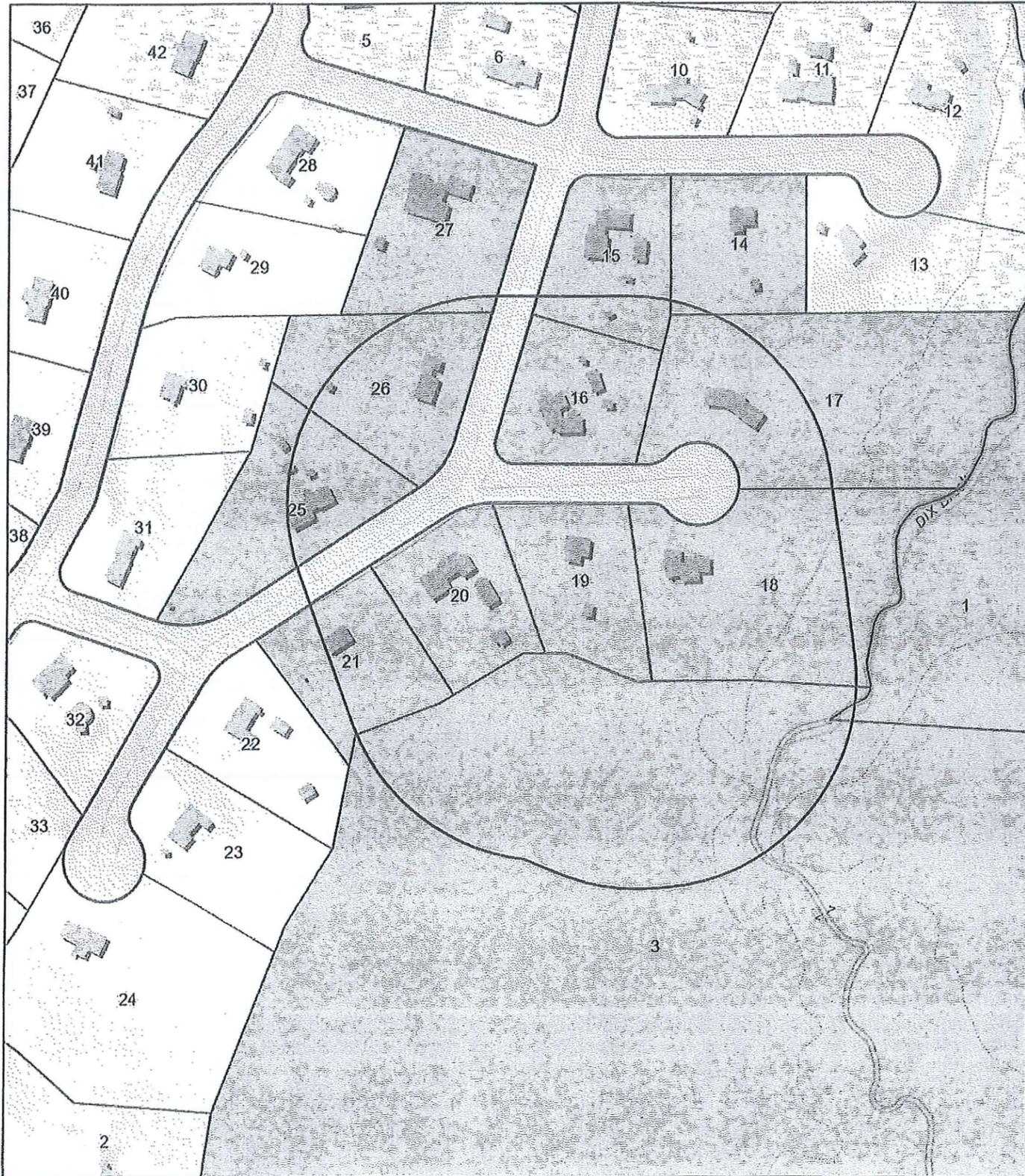
Town of Franklin, MA

1 inch = 200 Feet



www.cai-tech.com

June 1, 2024



This information is believed to be correct but is subject to change and is not warranted.

Town of Franklin – Board of Assessors
355 East Central St
Franklin, MA 02038
Tel # 508-520-4920
Fax # 508-520-4923

RECEIVED
TOWN OF FRANKLIN

MAY 29 2024

BOARD OF ASSESSORS

Abutters List Request Form

Please Note: A \$25.00 Fee PER PARCEL is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of payment and submission of the form for the Assessors office to complete the processing of your request.

Date of Request 5/13/24

Assessors Parcel ID # (12 digits) 329-019-000-000

Property Street Address 2 ABBEY LANE FRANKLIN ✓

Distance Required From Parcel # listed above (Circle One) 500 300 ~~100~~
(Note: if a distance is not circled, we cannot process your request)

Property Owner PAUL & JILL VARNUM

Property Owner's Mailing Address 2 ABBEY LANE

Town/City FRANKLIN State MA Zip Code 02038

Property Owner's Telephone # 508-528-7662

Requestor's Name (if different from Owner) SAME

Requestor's Address _____

Requestor's Telephone # PAUL'S CELL 774-571-0990

Office Use Only: Date Fee Paid 5/29/24 Paid in Cash \$ _____

Paid by Check \$ 25.00 Check # 8073 Town Receipt # 30262

RETURN TO LEEANNE

PVRED13@GMAIL.COM

