

# GEORGETOWN BUILDING INSPECTION DEPARTMENT



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December 1, 2014

Alan & Maureen Aulson  
201 Pond St.  
Georgetown MA 01833

RE: 34 East Main Street – Map 11A Lot 118

Dear Mr. Aulson:

Your permit application convert the existing structure into an Apartment house has been denied. 34 East Main Street is located in a Residential A (RA) zone as set forth in Chapter 165 Section 2, of the Town of Georgetown Zoning Bylaws. The proposed apartment houses is only allowed with a special permit from the Zoning Board of Appeals as outlined in Table A.3 Use Regulation Schedule of the Town of Georgetown Zoning Bylaws.

The proposal includes a change to the existing non-conforming lot. The lot is non-conforming with respect to lot frontage. Any change in lot configuration further reducing the existing frontage will require a variance to Table A.4 Intensity of Use.

The proposal exceeds the required 10,000 square feet in lot area per dwelling unit. Any # of dwellings in excess of 2 will require a variance from footnote 1 of the Table A.4 Intensity of Use

The proposal includes a change in use, an increase in parking area and exterior alteration that will require Site Plan approval from the Planning Board under Chapter 165, Section 83 of the Georgetown Zoning Bylaws.

Anyone aggrieved by the interpretation of the Building Commissioner/Zoning Enforcement Officer has the right to appeal to the Zoning Board of Appeals. All appeals to the ZBA must be filed within 30 days of this denial.

N. Jon Metivier

Town of Georgetown  
Building Commissioner / Zoning Enforcement Officer

CC:  
File, Planning Board, ZBA