

Robert Ruppel <rruppel@msn.com>   
To: Frank Benesh <frank\_benesh@alum.mit.edu>  
Cc: <jraubrey@yahoo.com>, Robbie White <nevmr@myfairpoint.net>  
RE: Jackson Zoning Board - Adjustment, Ruppel proposed garage

November 29, 2012 7:40 PM

3 Attachments, 4.1 MB

Frank:

Attached are 3 additional documents.

I have prepared a drawing of the location of the garage relative to the road. It shows measurements from the pavement but I don't know how to determine the right of way for the road.

The Declaration of Covenants and Restrictions appears to have expired over 15 years ago (item 23 on page 4). I have provided all the documents I received in 2006 when I purchased the property and nowhere does it indicate that the Declaration was ever renewed.

Thanks, Rob

Rob Ruppel

[www.RobRuppel.com](http://www.RobRuppel.com)

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Subject: Re: Jackson Zoning Board - Adjustment, Ruppel proposed garage  
From: frank\_benesh@roadrunner.com  
Date: Sun, 25 Nov 2012 17:52:30 -0500  
CC: jraubrey@yahoo.com; NEVMR@myfairpoint.net  
To: rruppel@msn.com

I think the application as filed is enough to get started. But I will need within the next week a sketch from you showing the exact distance. The sketch should show the proposed structure, the right of way for the road, and the distance - measured horizontally - between the two. It would be helpful to see the location of the pavement within the right of way for the road. If the variance is granted, it would be limited to a specified distance.

Also need the Declaration of Covenants mentioned in the Deed.

Finally, while our next regular meeting of the Board of Adjustment is December 19th (third Wednesday of the month), I expect to schedule the meeting earlier on December 12th at 7:00 pm. I will confirm that in the next day or two.

On Nov 23, 2012, at 10:45 AM, Robert Ruppel <[rruppel@msn.com](mailto:rruppel@msn.com)> wrote:

Frank:

I hope you enjoyed a nice Thanksgiving.

In the application we indicated that the garage would be approximately 35 feet from the road. That would be measured along the ground to the foundation. I was looking at the way it is staked out and given it is below the road level due to the slope, the distance from the closest point of the structure to the road would be closer than 35 feet. Depending on how the distance might be measured from the road and allowing for fine tuning of the exact placement of the structure we could be looking at a number between 25 and 30 feet. Should I amend the application

or does the existing wording give us this flexibility?

Thanks, Rob

Rob Ruppel

[www.RobRuppel.com](http://www.RobRuppel.com)

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CC: [frank\\_benesh@alum.mit.edu](mailto:frank_benesh@alum.mit.edu); [nevmr@myfairpoint.net](mailto:nevmr@myfairpoint.net)  
From: [frank\\_benesh@roadrunner.com](mailto:frank_benesh@roadrunner.com)  
Subject: Re: Jackson Zoning Board - Adjustment, Ruppel proposed garage  
Date: Tue, 20 Nov 2012 23:36:59 -0500  
To: [rruppel@msn.com](mailto:rruppel@msn.com)

After the board receives an complete application from you - we must schedule a meeting ( if not our regularly scheduled meeting on the third Wednesday ). It takes about two weeks to prepare the legal notice and send certified notices to the abutters. So realistically we are now looking at mid December - probably our normal meting date.

Yes we require an electronic copy of the complete submission.

On Nov 20, 2012, at 10:00 PM, Robert Ruppel <[rruppel@msn.com](mailto:rruppel@msn.com)> wrote:

Dear Frank:

I have been trying to complete a submission for the Board to consider and was hoping to deliver it tomorrow to Town Hall. Robbie mentioned that you will be meeting next Wednesday due to the holiday.

Would you like me to also send you an electronic copy by email?

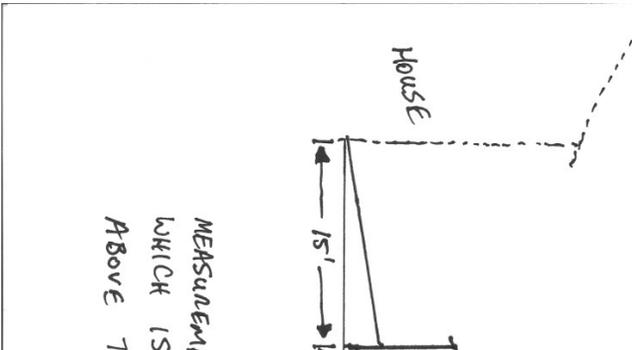
Thanks, Rob

Rob Ruppel

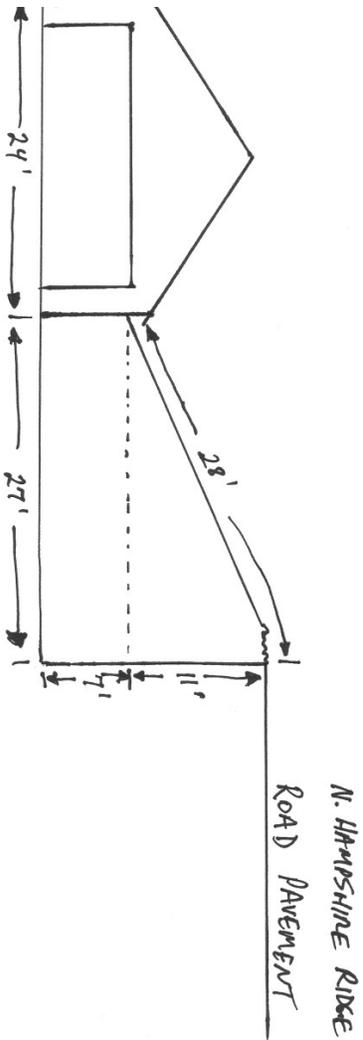
[www.RobRuppel.com](http://www.RobRuppel.com)



[Amendment...pdf \(1.7 MB\)](#) [Declaration....pdf \(2.2 MB\)](#)



RUPPEL GARAGE PROPOSAL - NOV 2012



POINTS ARE FROM THE REAR PORTION OF THE GARAGE  
CLOSEST TO THE ROAD. ELEVATION OF ROAD AS 18'  
THE BASE OF THE GARAGE HAS BEEN ESTIMATED.