

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

IN THE MATTER OF: Gary Doucette
Petitioner

Owner Gary Doucette
18 Summer Hill Road
Medway, MA 02053

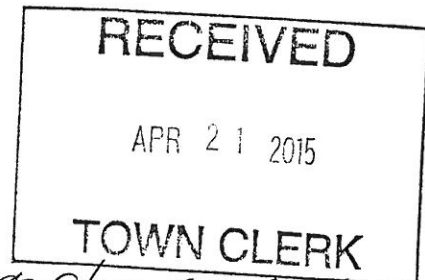
OPINION OF THE BOARD

REQUEST FOR Variance
18 Summer Hill Road
Medway, MA 02053

Hearing: March 4, 2015
Decision: March 4, 2015

MEMBERS PRESENT: David J. Cole, Chairman
Anthony Biocchi
Carol Gould, Clerk
Craig Olsen
William Kennedy

THE WRITTEN OPINION WAS DELIVERED ON April 15, 2015



*90 day appeal
Met 11. 2015*

OPINION OF THE BOARD

This is a proceeding of the Zoning Board of Appeals of the Town of Medway, MA (hereinafter the Board) acting under the Zoning By-Law of the Town of Medway, MA, 02053, and Massachusetts General Laws, Chapter 40A, as amended, in which the petitioners, Gary Doucette, requests a Variance to construct a 28x248 attached garage to existing single family home located at 18 Summer Hill Road, Medway, MA 02063.

Hearing

Notice of the Public Hearing by the Zoning Board of Appeals in this matter was published in the Milford Daily News February 18th and 15th. Notice also was sent to all "parties of interest" and posted in the Town Hall as required by Massachusetts General Laws, Chapter 40A, Section II.

The Public Hearing was held and closed on Wednesday, March 4, 2015. At the hearing no one from the public spoke in favor of, or in opposition to the applicant.

Hearing Summary

The Applicant, Gary Doucette, appearing on his own behalf, came before the Board to request a variance under Section V.F.7 of the Zoning ByLaw to construct a 28x28 attached garage on the lot located at 18 Summer Hill Road, Medway, MA. There is a 50 foot easement on the side of the house where he would like to place the garage. It goes into a recreational area that was never used and is turning back into a wooded area.

From the driveway to the neighbor's driveway is 240 feet. The garage will be set back from the road so it won't impact any other neighbors

The garage will be attached to the side of the house at the side door, and at the end of the driveway. If need be, it can be moved forward by digging up the driveway, or could move the side door and window and relocate the electrical. This would not look esthetically sound and, therefore, impact the neighbors.

The house placement is crooked on the lot to go with the contour of the road. The 50 feet easement and recreational area give me plenty of room to not impact the neighbors in a negative.

Findings:

By vote of: 4-0

The applicant stated that variance was sought because the location of existing structures rendered it impracticable to conform to the prescribed side set back. However the Board found that, by moving the proposed garage towards of the front of the lot, the garage could be constructed in conformity with the prescribed side set back and still be contiguous to the existing dwelling.

Relief Denied:

By vote of: 4-0

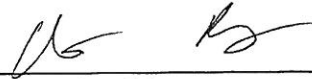
Due to the above finding, the application has been denied.

The Board hereby makes a detailed record of its findings and proceedings relative to this petition, sets forth its reasons for its findings and decision, incorporates by reference any plan or diagram received by it, directs that this decision be filed in the office of the Town Clerk and be made a public record and that notice and copies of its decision be made forthwith to all parties or persons interested.

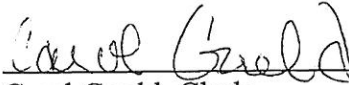
***IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAW, CHAPTER 40A,
SECTION 11 NO VARIANCE, SPECIAL PERMIT OR CONSTRUCTIVE GRANT OF
A VARIANCE TAKES EFFECT UNTIL RECORDED IN THE REGISTRY OF DEEDS.***



David J. Cole, Chairman

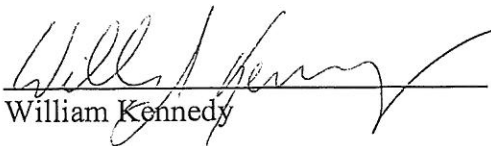


Tony Biocchi



Carol Gould, Clerk

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