

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:** Timothy M. Bliss

**LOCATION:** 33 Madison Avenue

**ZONING DISTRICT:** RR 11

**TYPE OF PROJECT:** CONSTRUCTION OF A FAMILY ROOM ADDITION

**DATE:** 05/13/2021 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 family room addition that is 18.2' from the left side yard setback where 35' 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** 05/13/2021

TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS

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

TOWN OF FRANKLIN  
TOWN CLERK

2021 MAY 10 A 9:28

RECEIVED

RECEIVED  
TOWN OF FRANKLIN

MAY 10 2021

ZONING BOARD OF APPEALS

ZBA APPLICATION FORM  
GENERAL INFORMATION

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

Special Permit: \_\_\_\_\_ Variance: X Appeal: \_\_\_\_\_

PETITIONER: Timothy M. Bliss

PETITIONER'S ADDRESS: 33 Madison Avenue; Franklin, MA PHONE: 401-529-5786 (cell)

LOCATION OF PROPERTY: 33 Madison Avenue; Franklin, MA

TYPE OF OCCUPANCY: Single Family Home ZONING DISTRICT: Rural Residential II

ASSESSORS MAP & PARCEL: 242-045-000-000

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

I am requesting relief from the left side-yard minimum requirement of 35 feet, which will allow me to build a family room addition of the side of the house that extends to within 18.2 feet of the left-side property line at its closest point.

SECTIONS OF ZONING ORDINANCE CITED:

Article IV Section Ch. 185, Attachment 9, Sched. of Lot, Area, Frontage, etc.

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):

Timothy M. Bliss  
(Petitioner(s)/Owner)

Timothy M. Bliss  
(Print Name)

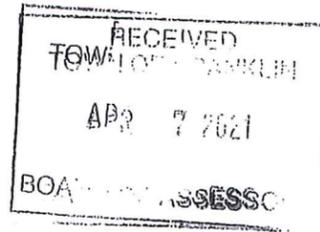
Address: 33 Madison Avenue; Franklin, MA

Tel. No.: (401) 529-5786 (cell)

E-Mail Address: tblisslaw@gmail.com

Date: May 6, 2021

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



### Abutters List Request Form

**Please Note:** A \$25.00 fee per list 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 both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-17)

Date of Request 4 / 17 / 2021

Assessors Parcel ID # (12 digits) 242 - 045 - 000 - 000

Property Street Address 33 Madison Avenue

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 Timothy M. Bliss

Property Owner's Mailing Address 33 Madison Avenue

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 401 - 529 - 5786

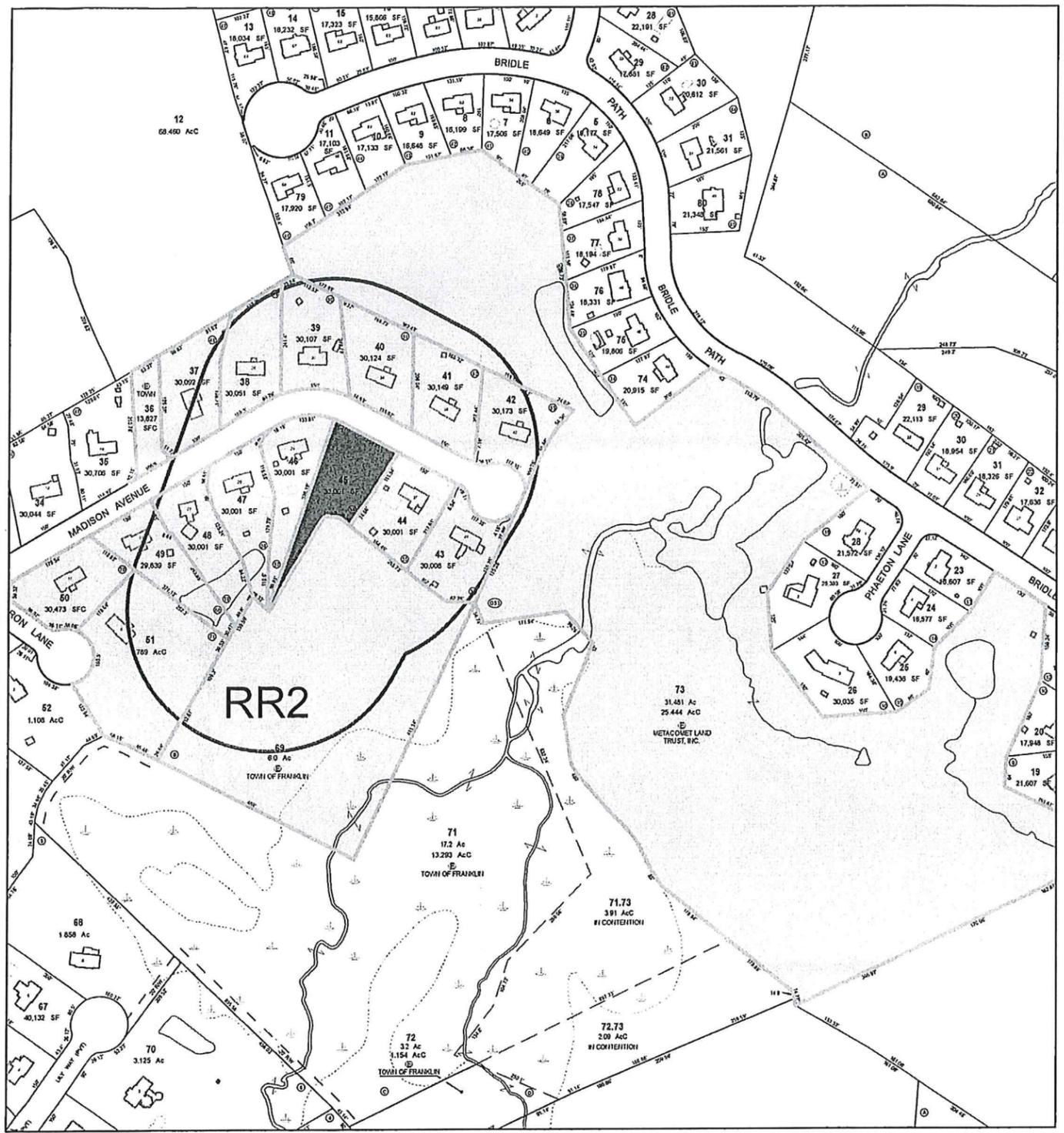
Requestor's Name (if different from Owner) \_\_\_\_\_

Requestor's Address \_\_\_\_\_

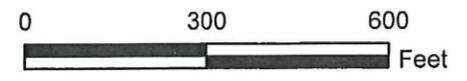
Requestor's Telephone # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Office Use Only: Date Fee Paid \_\_\_/\_\_\_/\_\_\_ Paid in Cash \$ \_\_\_\_\_

Paid by Check \$ \_\_\_\_\_ Check # \_\_\_\_\_ Town Receipt # \_\_\_\_\_



**33 MADISON AVE - 300' ABUTTERS**  
Town of Franklin



4/12/2021



# 300' Abutters List Report

Franklin, MA  
April 12, 2021

## Subject Parcel:

Parcel Number: 242-045-000      Mailing Address: BLISS TIMOTHY M  
CAMA Number: 242-045-000-000      33 MADISON AV  
Property Address: 33 MADISON AVE      FRANKLIN, MA 02038

## Abutters:

Parcel Number: 242-036-000      Mailing Address: WROBLESKI KENT  
CAMA Number: 242-036-000-000      18 MADISON AVE  
Property Address: MADISON AVE      FRANKLIN, MA 02038

Parcel Number: 242-037-000      Mailing Address: GRIFFIN SEAN C GRIFFIN KARLY L  
CAMA Number: 242-037-000-000      22 MADISON AVE  
Property Address: 22 MADISON AVE      FRANKLIN, MA 02038

Parcel Number: 242-038-000      Mailing Address: MARINO DARREN MARINO ROSEANNE  
CAMA Number: 242-038-000-000      26 MADISON AVE  
Property Address: 26 MADISON AVE      FRANKLIN, MA 02038

Parcel Number: 242-039-000      Mailing Address: DUNBAR STEPHEN W DUNBAR CHERYL  
CAMA Number: 242-039-000-000      A  
Property Address: 30 MADISON AVE      30 MADISON AVE  
FRANKLIN, MA 02038

Parcel Number: 242-040-000      Mailing Address: LEVY JACK E LEVY BETH A  
CAMA Number: 242-040-000-000      34 MADISON AV  
Property Address: 34 MADISON AVE      FRANKLIN, MA 02038

Parcel Number: 242-041-000      Mailing Address: SWAN MICHAEL B & LOUANN P TRS  
CAMA Number: 242-041-000-000      SWAN REALTY TRUST  
Property Address: 38 MADISON AVE      38 MADISON AV  
FRANKLIN, MA 02038

Parcel Number: 242-042-000      Mailing Address: MCCUE STEPHEN H MCCUE CHERYL L  
CAMA Number: 242-042-000-000      42 MADISON AVE  
Property Address: 42 MADISON AVE      FRANKLIN, MA 02038

Parcel Number: 242-043-000      Mailing Address: SANCHER TIMOTHY H SANCHER  
CAMA Number: 242-043-000-000      BETHAN L  
Property Address: 41 MADISON AVE      41 MADISON AVE  
FRANKLIN, MA 02038

Parcel Number: 242-044-000      Mailing Address: THORN RICHARD H THORN KAREN A  
CAMA Number: 242-044-000-000      37 MADISON AV  
Property Address: 37 MADISON AVE      FRANKLIN, MA 02038

Parcel Number: 242-045-000      Mailing Address: BLISS TIMOTHY M  
CAMA Number: 242-045-000-000      33 MADISON AV  
Property Address: 33 MADISON AVE      FRANKLIN, MA 02038

www.cai-tech.com

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.

# 300' Abutters List Report

Franklin, MA  
April 12, 2021

Parcel Number: 242-046-000 CAMA Number: 242-046-000-000 Property Address: 29 MADISON AVE	Mailing Address: PLESHAW MICHAEL S PLESHAW CARLA J 29 MADISON AV FRANKLIN, MA 02038
Parcel Number: 242-047-000 CAMA Number: 242-047-000-000 Property Address: 25 MADISON AVE	Mailing Address: LATOUR MATTHEW DENIS LATOUR CAITLIN ELIZABETH 25 MADISON AV FRANKLIN, MA 02038
Parcel Number: 242-048-000 CAMA Number: 242-048-000-000 Property Address: 21 MADISON AVE	Mailing Address: CEDARHOLM MATTHEW R CEDARHOLM TARA A 21 MADISON AV FRANKLIN, MA 02038
Parcel Number: 242-049-000 CAMA Number: 242-049-000-000 Property Address: 17 MADISON AVE	Mailing Address: JONES EUGENE P JONES LISA A 17 MADISON ST FRANKLIN, MA 02038
Parcel Number: 242-050-000 CAMA Number: 242-050-000-000 Property Address: 11 MADISON AVE	Mailing Address: FLORIO STEVEN A FLORIO MICHELLE 11 MADISON AV FRANKLIN, MA 02038
Parcel Number: 242-051-000 CAMA Number: 242-051-000-000 Property Address: 6 SHARON DR	Mailing Address: FORSYTHE WILLIAM B FORSYTHE VIRGINIA E 6 SHARON DR FRANKLIN, MA 02038
Parcel Number: 242-069-000 CAMA Number: 242-069-000-000 Property Address: LILY WAYE	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 242-073-000 CAMA Number: 242-073-000-000 Property Address: BRIDLE PATH	Mailing Address: METACOMET LAND TRUST INC 437 MAPLE ST FRANKLIN, MA 02038

*Kevin W. Doyle, 4-12-2021*

www.cai-tech.com

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WROBLESKI KENT  
18 MADISON AVE  
FRANKLIN, MA 02038

PLESHAW MICHAEL S  
PLESHAW CARLA J  
29 MADISON AV  
FRANKLIN, MA 02038

GRIFFIN SEAN C  
GRIFFIN KARLY L  
22 MADISON AVE  
FRANKLIN, MA 02038

LATOUR MATTHEW DENIS  
LATOUR CAITLIN ELIZABETH  
25 MADISON AV  
FRANKLIN, MA 02038

MARINO DARREN  
MARINO ROSEANNE  
26 MADISON AVE  
FRANKLIN, MA 02038

CEDARHOLM MATTHEW R  
CEDARHOLM TARA A  
21 MADISON AV  
FRANKLIN, MA 02038

DUNBAR STEPHEN W  
DUNBAR CHERYL A  
30 MADISON AVE  
FRANKLIN, MA 02038

JONES EUGENE P  
JONES LISA A  
17 MADISON ST  
FRANKLIN, MA 02038

LEVY JACK E  
LEVY BETH A  
34 MADISON AV  
FRANKLIN, MA 02038

FLORIO STEVEN A  
FLORIO MICHELLE  
11 MADISON AV  
FRANKLIN, MA 02038

SWAN MICHAEL B & LOUANN P  
SWAN REALTY TRUST  
38 MADISON AV  
FRANKLIN, MA 02038

FORSYTHE WILLIAM B  
FORSYTHE VIRGINIA E  
6 SHARON DR  
FRANKLIN, MA 02038

MCCUE STEPHEN H  
MCCUE CHERYL L  
42 MADISON AVE  
FRANKLIN, MA 02038

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

SANCHER TIMOTHY H  
SANCHER BETHAN L  
41 MADISON AVE  
FRANKLIN, MA 02038

METACOMET LAND TRUST INC  
437 MAPLE ST  
FRANKLIN, MA 02038

THORN RICHARD H  
THORN KAREN A  
37 MADISON AV  
FRANKLIN, MA 02038

BLISS TIMOTHY M  
33 MADISON AV  
FRANKLIN, MA 02038

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 Timothy M. Bliss  
(OWNER)

Address: 33 Madison Avenue; Franklin, MA

State that I/We own the property located at 33 Madison Avenue; Franklin, MA which is the subject of this zoning application.

The record title of this property is in the name of Timothy M. Bliss

\*Pursuant to a deed of duly recorded in the date 9-10-2014, Norfolk County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or  
Dedham Registry District of Land Court, Norfolk County Land Court Certificate No. 189496, Doc. No. 1,314,377  
Book \_\_\_\_\_ Page \_\_\_\_\_.

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

242-045-000-000

Doc#1,314,377 09-10-2014 2:12  
Ctf#:189496  
Norfolk County Land Court

QUITCLAIM DEED

I, ANN M. BLISS, of 33 Madison Avenue, Franklin, Massachusetts 02038 ("Grantor"), for consideration paid in the amount of less than One Hundred Dollars (\$100.00), the receipt and sufficiency of which is hereby acknowledged, do hereby grant to TIMOTHY M. BLISS, of 33 Madison Avenue, Franklin, Massachusetts 02038 ("Grantee"), all of my right, title and interest in the following described property, with Quitclaim Covenants:

\* BEING THE REMAINING OWNER ON CERT. OF TITLE 171115.

A certain parcel of land situated on the southwesterly side of Madison Avenue, in Franklin, Norfolk County, Massachusetts, shown as L.C. Lot 56 o a plan entitled, "Plan of Land in Franklin, Mass., Being a Subdivision of Part of L. C. Case #38163A, Prepared for: Maplecrest Development Corporation, Scale: 40 Ft. to an Inch, Date: February 1, 1995, prepared by Guerriere & Halnon, Inc., Franklin, Massachusetts, which plan has been filed with the Land Court and marked Land Court Plan No. 38163B, plan with certificate no. 144170.

Madison Avenue was formerly known as Michael Avenue on Land Court Plan No. 38163A.

L. C. Lot 56 contains 30,001 square feet, more or less, according to said plan.

Subject to all easements and encumbrances of record.

Together with the right to use Kimberlee Avenue and Madison Avenue on said plan in common with other persons lawfully entitled thereto, as streets and ways are commonly used in the Town of Franklin. No other interest in and to said Kimberlee Avenue and Madison Avenue is herein intended or conveyed.

Subject to and with the benefit of easements granted to Massachusetts Electric Company, as more fully described in Document No. 702261, noted on Certificate of Title No. 111432, and Document No. 702259, noted on Certificate of Title No. 14140, respectively.

Meaning and intending to convey the same premises conveyed by Quitclaim Deed dated September 15, 2005 and registered at the Norfolk County Registry of Deeds in Certificate of Title No. 171115, Document No. 1,079,009.

Locus  
& Grantee: 33 MADISON AVE, FRANKLIN, MA 02038

IN WITNESS WHEREOF, Grantors have signed, acknowledged and delivered these presents this 6 day of September, 2014.

[Signature]  
Witness -

[Signature]  
Ann M. Bliss

STATE/Commonwealth of Massachusetts  
COUNTY OF Norfolk

On this 6 day of September, 2014, before me, the undersigned notary public, personally appeared ANN M. BLISS ~~personally known to the notary or proved to the notary through satisfactory evidence of identification, which was~~ Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to the notary that she signed it voluntarily for its stated purpose.

[Signature]  
Notary Public  
Print Name: Jean-Paul Berrier III  
My Commission Expires: August 14, 2020

PROPERTY ADDRESS: 33 MADISON AVENUE, FRANKLIN, MA 02038

**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: Timothy M. Bliss PRESENT USE/OCCUPANCY: Single Family Home

LOCATION: 33 Madison Avenue; Franklin, MA ZONE: Rural Residential II

PHONE: 401-529-5786 (cell) REQUESTED USE/OCCUPANCY: same

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
<u>Lot Area:</u>		<u>30,001 s.f.</u>	<u>30,001 s.f.</u>	<u>30,000 s.f. (min.)</u>
<u>Continuous Frontage:</u>		<u>150.0 ft.</u>	<u>150.0 ft.</u>	<u>150.0 ft. (min.)</u>
<u>Size of Lot:</u>	Width	<u>135.69 ft.</u>	<u>135.69 ft.</u>	<u>135 ft. (min.)</u>
	Depth	<u>428 ft.</u>	<u>428 ft.</u>	<u>200 (min)</u>
<u>Setbacks in Feet:</u>	Front	<u>43.7 ft.</u>	<u>43.7 ft.</u>	<u>40 ft. (min.)</u>
	Rear	<u>118.7 ft.</u>	<u>118.7 ft.</u>	<u>35 ft. (min.)</u>
	Left Side	<u>38.2 ft.</u>	<u>18.2 ft.</u>	<u>35 ft. (min.)</u>
	Right Side	<u>37.0 ft.</u>	<u>37.0 ft.</u>	<u>35 ft. (min.)</u>
<u>Building Height:</u>	Stories	<u>          </u>	<u>          </u>	<u>          (max.)</u>
	Feet	<u>          </u>	<u>          </u>	<u>          (max.)</u>
<u>NO. of Dwelling Units:</u>		<u>1</u>	<u>1</u>	<u>1 (max.)</u>
<u>NO. of Parking Spaces:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a (min./max)</u>

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.

The proposed addition will be a 20 x 20 foot, wood-frame family room single-story addition to the existing two-story home. The addition will have a full basement concrete foundation and a peaked roof to match the roof of the existing home.

**TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS**

Municipal Building  
355 East Central Street  
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508-520-4926

**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:

Due to the location of the septic system and leach field, the left-side of the house is the only place where an addition can be built. The applicant and his family recently had a baby, which increased the amount of space needed by the family. In addition, due to the disruptions to the real estate market, it is not practicable for the family to purchase a new home in Franklin and the family wishes to remain in Town due to their other school-age child, and the wife's employment as a Franklin Public School teacher.

- 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 hardship is owing to the location of the septic system and leach field on the property, which precludes an addition to the house being built in any other conforming location. The requested variance will not affect generally the zoning district in which the house is located because it will increase the general character of the neighborhood and will materially reduce the use and enjoyment of the property of any abutting property owner.

- C) Desirable relief may be granted without either:

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

The left-side of the home on which the addition would be built faces the garage-side of the neighbors' home on that side and will not affect the use or enjoyment of that property and will not detract from the use and enjoyment of that property in any way.

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

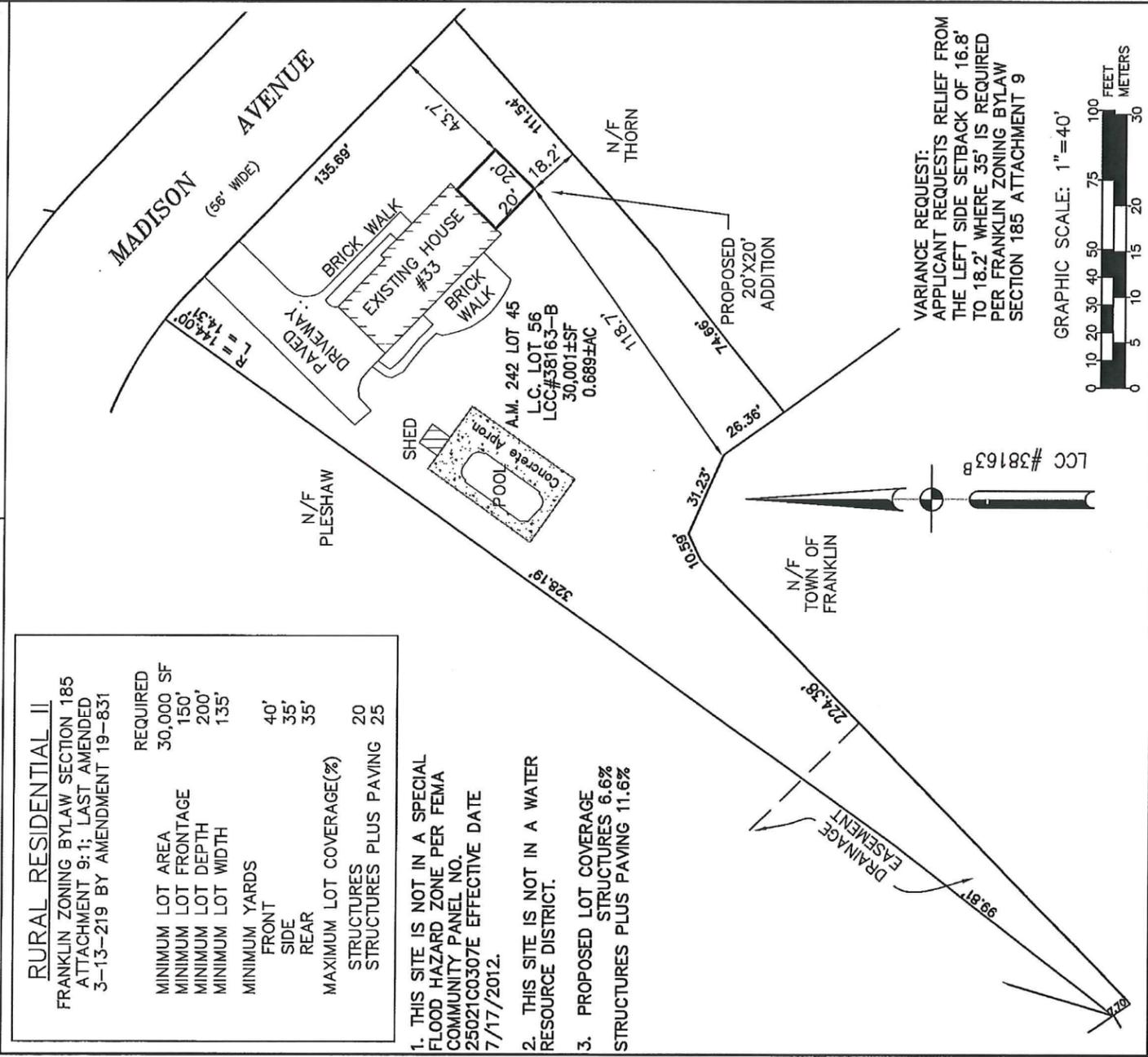
Granting the requested variance will not nullify or substantially derogate from the intent of the Zoning Bylaw because the proposed addition will enhance the overall character and aesthetic appeal of the neighborhood.

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

THE BUILDING OFFSETS SHOWN HEREON ARE NOT TO BE USED FOR THE CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON. WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF GUERRIERE AND HALNON, INC. MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE[7233].

RURAL RESIDENTIAL II	
FRANKLIN ZONING BYLAW SECTION 185	
ATTACHMENT 9:1; LAST AMENDED	
3-13-219 BY AMENDMENT 19-831	
MINIMUM LOT AREA	REQUIRED
30,000 SF	
MINIMUM LOT FRONTAGE	150'
MINIMUM LOT DEPTH	200'
MINIMUM LOT WIDTH	135'
MINIMUM YARDS	
FRONT	40'
SIDE	35'
REAR	35'
MAXIMUM LOT COVERAGE(%)	20
STRUCTURES	25
STRUCTURES PLUS PAVING	25

1. THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY PANEL NO. 25021C0307E EFFECTIVE DATE 7/17/2012.
2. THIS SITE IS NOT IN A WATER RESOURCE DISTRICT.
3. PROPOSED LOT COVERAGE STRUCTURES 6.6% STRUCTURES PLUS PAVING 11.6%



VARIANCE REQUEST:  
 APPLICANT REQUESTS RELIEF FROM THE LEFT SIDE SETBACK OF 16.8' TO 18.2' WHERE 35' IS REQUIRED PER FRANKLIN ZONING BYLAW SECTION 185 ATTACHMENT 9

CERTIFICATION	OWNER
	TIMOTHY M. BLISS 33 MADISON AVENUE FRANKLIN, MA 02038  LC CERT NO. 189496 A.M. 242 LOT 45 LC LOT 56
RECEIVED TOWN OF FRANKLIN MAY 10 2021 ZONING BOARD OF APPEALS	
<b>VARIANCE PLOT PLAN</b> <b>33 MADISON AVENUE</b> <b>FRANKLIN MASSACHUSETTS</b>	
<b>APRIL 29, 2021</b>	
DATE	REVISION DESCRIPTION
<b>Guerriere &amp; Halnon, Inc.</b> ENGINEERING & LAND SURVEYING 55 WEST CENTRAL ST. PH. (508) 528-3221 FRANKLIN, MA 02038 FX. (508) 528-7921 www.gandhengineering.com	

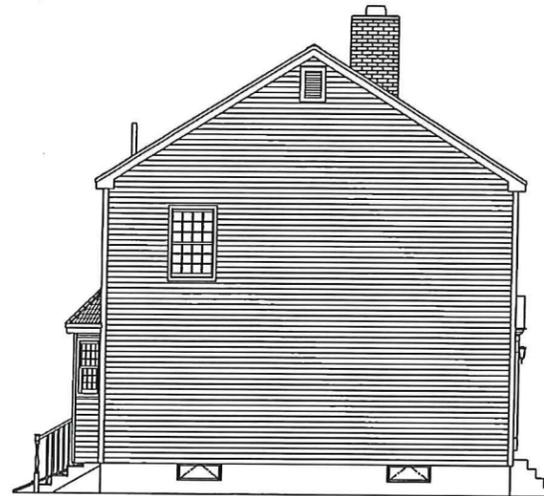




**ELEVATION 1 - FRONT**  
SCALE: 1/4" = 1'-0"



**ELEVATION 2 - RIGHT**  
SCALE: 1/4" = 1'-0"



**ELEVATION 3 - LEFT**  
SCALE: 1/4" = 1'-0"



**ELEVATION 4 - REAR**  
SCALE: 1/4" = 1'-0"

PAGE TITLE:  
**EXISTING EXTERIOR  
ELEVATIONS**

**JCD  
LLC**  
508-202-4459

REVISION TABLE	NUMBER	DATE	DESCRIBED BY	DESCRIPTION

PROJECT:  
**GREAT ROOM ADDITION**

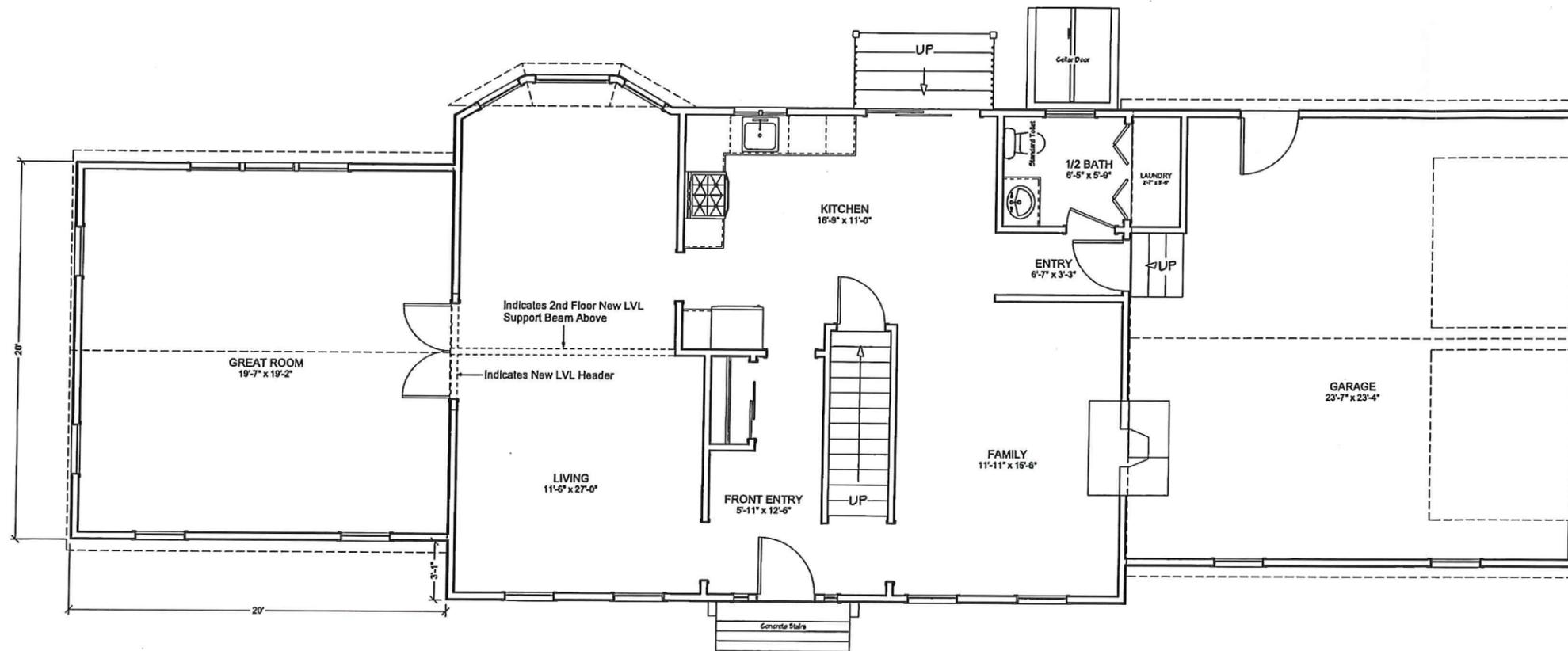
DRAWINGS PROVIDED FOR:  
**TIMOTHY & REBECCA BLISS**  
31 MADISON AVENUE  
FRANKLIN, MA 02038

DRAWINGS PROVIDED BY:  
**JAMES CARLO DESIGN LLC**  
20 PARLIAMENT DR.  
FRANKLIN, MA 02038

DATE:  
4/23/2021

SCALE:  
AS NOTED

SHEET:  
**A2**



**PROPOSED 1ST FLOOR PLAN**  
 SCALE: 3/8" = 1'-0"

PAGE TITLE:  
**PROPOSED FLOOR PLAN**

<b>JCD</b>	
LLC	
503-202-4459	
REVISION TABLE	DESCRIPTION
NUMBER	DATE

PROJECT:  
**GREAT ROOM ADDITION**

DRAWINGS PROVIDED FOR:  
**TIMOTHY & REBECCA BLISS**  
 34 MADISON AVENUE  
 FRANKLIN, MA 02038

DRAWINGS PROVIDED BY:  
**JAMES CARLO DESIGN LLC**  
 20 PARLIAMENT DR.  
 FRANKLIN, MA 02038

DATE:  
 4/23/2021

SCALE:  
 AS NOTED

SHEET:  
**A3**

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**GREAT ROOM ADDITION**

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FRANKLIN, MA 02038

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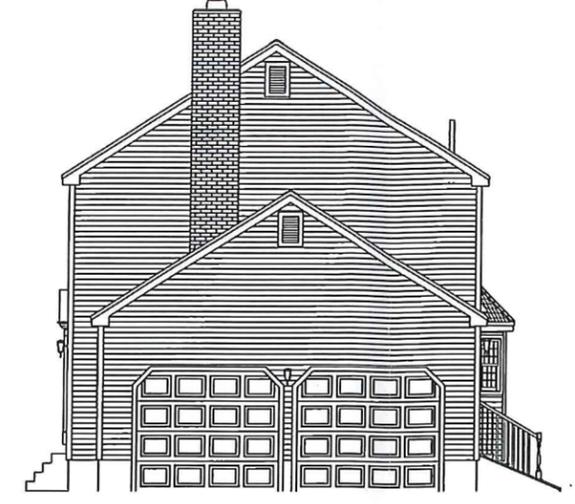
DATE:  
4/23/2021

SCALE:  
AS NOTED

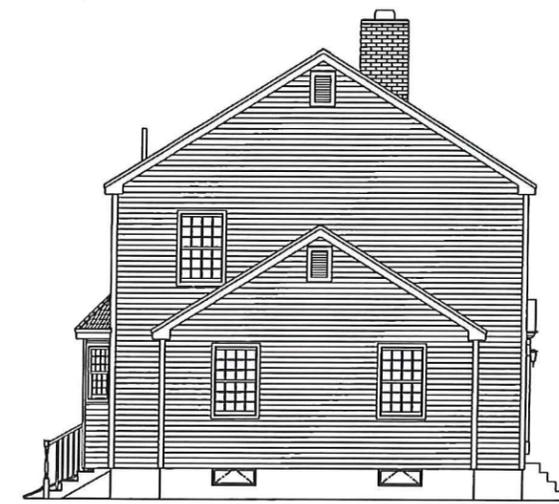
SHEET:  
**A4**



**ELEVATION 1 - FRONT**  
SCALE: 1/4" = 1'-0"



**ELEVATION 2 - RIGHT**  
SCALE: 1/4" = 1'-0"



**ELEVATION 3 - LEFT**  
SCALE: 1/4" = 1'-0"



**ELEVATION 4 - REAR**  
SCALE: 1/4" = 1'-0"

PAGE TITLE:  
**PROPOSED  
EXTERIOR ELEVATIONS**