



Casey Thayer <cthayer@franklinma.gov>

[franklinma] General Business for ZBA meeting 4-13-23 (Sent by Kyle B Bertram, poolshot43@gmail.com)

Contact form at franklinma <cmsmailer@civicplus.com>
Reply-To: poolshot43@gmail.com
To: cthayer@franklinma.gov

Thu, Apr 6, 2023 at 8:04 PM

Hello cthayer,

Kyle B Bertram (poolshot43@gmail.com) has sent you a message via your contact form (<https://www.franklinma.gov/user/49/contact>) at franklinma.

If you don't want to receive such e-mails, you can change your settings at <https://www.franklinma.gov/user/49/edit>.

Message:

Hi Casey , My name is Kyle Bertram , and I was asked By Bruce Hunchard to send these (plot plans) for board review under general business, as we have deviated from the original plot plan , the areas highlighted in red are the deviations from the original. Also we were originally planning on a Modular House , But Have since decide to Stick Build. The Depth has increased from 28' to 30' as well. But are within the current setbacks.

If you have any questions , please feel free to contact me.

Thank you, Kyle Bertram
poolshot43@gmail.com
508-328-0375

Ps. Please reach out to me and let me know that you have received this request, I will try to stop in at Town Hall tomorrow (April 7th, Not sure if its open on Good Friday)

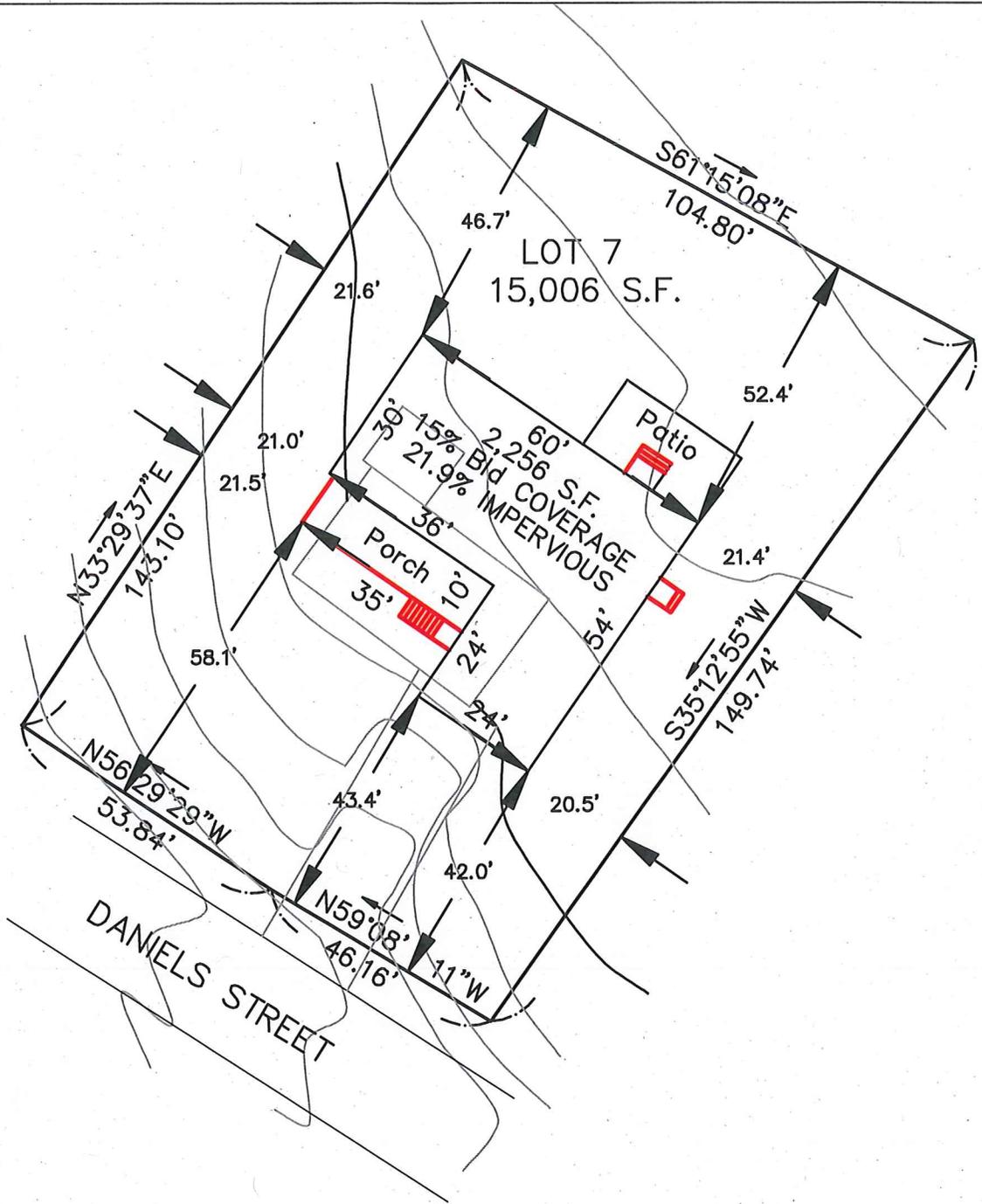
2 attachments

2022-76_261_daniels_street_revised_porch2_1.pdf
61K

original_plot_plan.pdf
732K

TOWN OF FRANKLIN
TOWN CLERK
2023 APR 11 A 10:12
RECEIVED

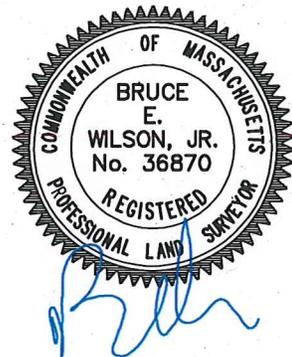
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ZONING BOARD OF APPEALS



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APR 11 2023

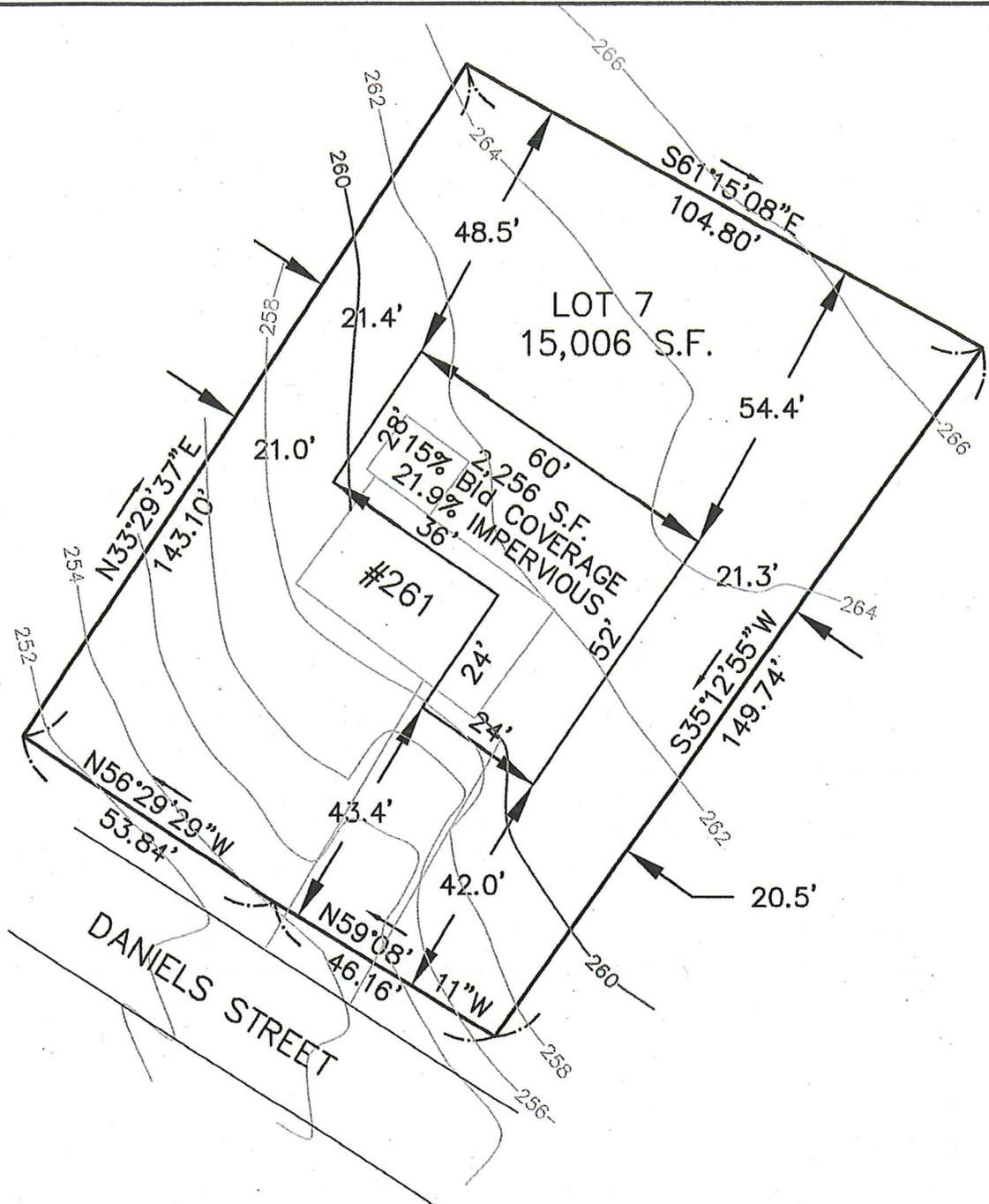
ZONING BOARD OF APPEALS



ZONE: RURAL RESIDENTIAL I
 REQUIRED SETBACKS F-40' S-40' R-40'
 SERVICED BY TOWN WATER AND SEWER
 SEE VARIANCE GRANTED JAN 23, 2023
 SCALE 1" = 40' DATE: MARCH 29, 2023

GW SITE SOLUTIONS
 248 ELM STREET
 BLACKSTONE, MA 01504
 TEL (508) 553-9233

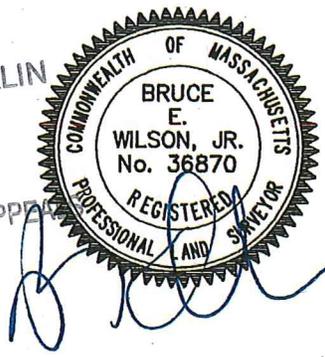
PROPOSED BUILDING PLAN
 KYLE AND KELLE BERTRAM
 261 DANIELS STREET
 FRANKLIN, MA 02038



ZONE: RURAL RESIDENTIAL I
 AREA REQUIRED 40,000 S.F. PROVIDED 15,006 S.F.
 FRONTAGE REQUIRED 200' PROVIDED 100'
 DEPTH REQUIRED 200' PROVIDED 149.74'
 LOT WIDTH CIRCLE DIA 180' WILL NOT FIT
 REQUIRED SETBACKS F-40' S-40' R-40'
 PROVIDED SETBACKS F-42' S-20.5' R-48'

ORIGINALLY THE LOT WAS APPROVED AS 15,000 S.F.
 SETBACKS F-30' S-20' R-20'
 SERVICED BY TOWN WATER AND SEWER

RECEIVED
 APR 11 2023
 TOWN OF FRANKLIN
 ZONING BOARD OF APPEALS



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 248 ELM STREET
 BLACKSTONE, MA 01504
 TEL (508) 553-9233

VARIANCE APPLICATION PLAN
 KYLE AND KELLE BERTRAM
 261 DANIELS STREET
 FRANKLIN, MA 02038