

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: Meaghan Marie Tucker

LOCATION: 495 Pleasant Street

ZONING DISTRICT: SFR III

TYPE OF PROJECT: Construction a 12' x 24' Attached Garage

DATE: 03/19/2025 **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 12' x 24' attached garage that is 12.4' from the left side yard setback where 25' 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** 03/19/2025

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

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

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TOWN CLERK

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MAR 21 2025

ZONING BOARD OF APPEALS

2025 MAR 21 A 10:54

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ZBA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: Appeal: _____

PETITIONER: Meaghan Marie Tucker

PETITIONER'S ADDRESS: 495 Pleasant St. PHONE: 0177109725

LOCATION OF PROPERTY: 495 Pleasant St. Franklin, MA 02038

TYPE OF OCCUPANCY: Single family ZONING DISTRICT: single residence III

ASSESSORS MAP & PARCEL: 249-185-000-000

REASON FOR PETITION:

- Additions New Structure
- Change in Use/Occupancy Parking
- Conversion to Addi'l Dwelling Unit's Sign
- Dormer Subdivision
- Other: _____

DESCRIPTION OF PETITIONER'S PROPOSAL:

construct a new 12 foot by 24 ft garage on the north east of the existing house to be 12.4 ft. from the side property line where 25 feet is required.

SECTIONS OF ZONING ORDINANCE CITED:

Article 185 Section Attachment 9

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): Meaghan M. Tucker
(Petitioner(s)/Owner)

Meaghan Marie Tucker
(Print Name)

Address: 495 Pleasant St. Franklin, MA

Tel. No.: 0177109725

E-Mail Address: meaghan46@hotmail.com

Date: 3/11/2025

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

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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.

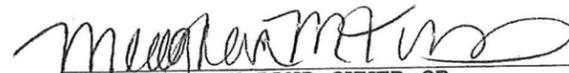
I/We Meaghan Marie Tucker
(OWNER)

Address: 495 Pleasant St. Franklin MA 02038

State that We own the property located at 495 Pleasant St.,
which is the subject of this zoning application.

The record title of this property is in the name of Meaghan
Marie Tucker

*Pursuant to a deed of duly recorded in the date 11/29/2018, Norfolk
County Registry of Deeds at Book 30463, Page 81; or
Dedham Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

**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: Meaghan M Tucker PRESENT USE/OCCUPANCY: Single family
 LOCATION: 495 Pleasant St. Franklin, MA ZONE: Single Residence III
 PHONE: 617 710 9725 REQUESTED USE/OCCUPANCY: Single family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>Lot Area:</u>		<u>25,378 sf.</u>	<u>same</u>	<u>20,000</u> (min.)
<u>Continuous Frontage:</u>		<u>125 ft.</u>	<u>same</u>	<u>125 ft.</u> (min.)
<u>Size of Lot:</u>	Width	<u>110.89 ft.</u>	<u>same</u>	<u>112.5 ft</u> (min.)
	Depth	<u>253.64 ft.</u>	<u>same</u>	<u>100 ft.</u> (min)
<u>Setbacks in Feet:</u>	Front	<u>41.7 ft.</u>	<u>40.2 ft.</u>	<u>40 ft.</u> (min.)
	Rear	<u>30 ft.</u>	<u>same</u>	<u>30 ft.</u> (min.)
	Left Side	<u>25.2 ft.</u>	<u>12.4 ft.</u>	<u>25 ft.</u> (min.)
	Right Side	<u>37.1 ft.</u>	<u>same</u>	<u>25 ft.</u> (min.)
<u>Building Height:</u>	Stories	<u>1</u>	<u>same</u>	<u>3</u> (max.)
	Feet	<u>17 ft.</u>	<u>same</u>	<u>35 ft.</u> (max.)
<u>NO. of Dwelling Units:</u>		<u>1</u>	<u>same</u>	<u>1</u> (max.)
<u>NO. of Parking Spaces:</u>		<u>4</u>	<u>same</u>	<u>2</u> (min./max)

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 garage is 12ft by 24ft and is a wood frame with a concrete foundation and concrete floor.

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

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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:

The residence is small to begin with and our family size has grown since moving here over 6 years ago. We are in desperate need of additional room for storage. Adding an attached garage is our only financially feasible option at this time.

- 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 proposed garage addition will provide immediate necessary space. Given the shape of the lot, the proposed garage is not possible without a variance.

- C) Desirable relief may be granted without either:

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

The proposed garage would be a substantial improvement and is consistent with the neighborhood properties.

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

Petitioner is requesting a 12.6 foot relief from the side yard setback which is a negligible impact affected by zoning bylaw.

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

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After Recording, Send To:

File Number: OS3200-20020461

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
249-185-000-000

QUITCLAIM DEED

Exempt: Consideration is less than \$100.00

Meaghan Marie Tucker who acquired title as Meaghan Caccavelli, hereinafter grantor, whose tax-mailing address is 495 Pleasant St., Franklin, MA 02038, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to Meaghan Marie Tucker, individually, hereinafter grantee, whose tax mailing address is 495 Pleasant St., Franklin, MA 02038, with Quitclaim Covenants:

The land hereinafter referred to is situated in the City of Franklin, County of Norfolk, State of MA, and is described as follows: The land with the buildings thereon situated in Franklin, Norfolk County, Massachusetts, on the Southeasterly side of Pleasant Street and shown as Lot 9 on a plan entitled "Plan of Land in Franklin, Mass. Scale: 1" = 50' - Sept 2, 1950, J. Walter Chilson, Civil Engineer" recorded in Norfolk Registry of Deeds in Book 3016, Page 193 to which referenced may be made for a more part particular description. Lot 9 contains 25,378 square feet of land, more or less, according to said plan. Being the same property conveyed from Deborah M. Shea, a married person and Stephen F. Sloan, II, a married person to Meaghan Caccavelli, individually by deed dated November 21, 2018 and recorded November 29, 2018 in Book 36463 and Page 81, of official records. APN: 249-185-000-000.

Property Address is: 495 Pleasant St., Franklin, MA 02038

Prior instrument reference: _____, Book 36463, Page 81.

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The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

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Executed by the undersigned under seal on August 4, 2020:

Meaghan Marie Tucker
Meaghan Marie Tucker

STATE OF MA
COUNTY OF Norfolk

The foregoing instrument was acknowledged before me on August 4, 2020 by Meaghan Marie Tucker who is personally known to me or has produced MA Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



This instrument prepared by:
Nowell Bloomenthal Esq., (Massachusetts Bar Number: 046760), 935 Main Street # 3, Waltham, MA 02451-7437 and Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209, (513) 247-9605 Fax: (866) 611-0170.



300 feet Abutters List Report

Franklin, MA
March 08, 2025

Subject Property:

Parcel Number: 249-185-000
CAMA Number: 249-185-000-000
Property Address: 495 PLEASANT ST

Mailing Address: TUCKER MEAGHAN MARIE
495 PLEASANT ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 249-003-000
CAMA Number: 249-003-000-000
Property Address: 9 GREYSTONE RD

Mailing Address: MCLEAN REBECCA C
9 GREYSTONE RD
FRANKLIN, MA 02038

Parcel Number: 249-011-000
CAMA Number: 249-011-000-000
Property Address: 10 GREYSTONE RD

Mailing Address: COLLINS MARK P COLLINS CHRISTINE
E
10 GREYSTONE RD
FRANKLIN, MA 02038

Parcel Number: 249-012-000
CAMA Number: 249-012-000-000
Property Address: 484 PLEASANT ST

Mailing Address: AUCHTERLONIE DENISE
484 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 249-013-000
CAMA Number: 249-013-000-000
Property Address: 496 PLEASANT ST

Mailing Address: SARNIE JOHN A JR
496 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 249-014-000
CAMA Number: 249-014-000-000
Property Address: 504 PLEASANT ST

Mailing Address: COGGESHALL TINA M
22 PRISCILLA AVENUE
NORFOLK, MA 02056

Parcel Number: 249-015-000
CAMA Number: 249-015-000-000
Property Address: 512 PLEASANT ST

Mailing Address: NIGRO ROBERT A NIGRO TODD M
512 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 249-016-000
CAMA Number: 249-016-000-000
Property Address: 520 PLEASANT ST

Mailing Address: POPYK CHRISTINA
520 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 249-018-000
CAMA Number: 249-018-000-000
Property Address: 307 COUNTRY WAY

Mailing Address: BRIGHT MICHAEL L BRIGHT KIMBERLY
A
307 COUNTRY WAY
FRANKLIN, MA 02038

Parcel Number: 249-032-000
CAMA Number: 249-032-000-000
Property Address: 7 GLENWOOD RD

Mailing Address: SCHIRDUAN OWEN K SCHIRDUAN
JENNIFER E
7 GLENWOOD RD
FRANKLIN, MA 02038

Parcel Number: 249-033-000
CAMA Number: 249-033-000-000
Property Address: 5 GLENWOOD RD

Mailing Address: SAUER ROBERT E
5 GLENWOOD RD
FRANKLIN, MA 02038



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



300 feet Abutters List Report

Franklin, MA
March 08, 2025

Parcel Number: 249-034-000 CAMA Number: 249-034-000-000 Property Address: 14 GLENWOOD RD	Mailing Address: CAMPBELL JAMES N & MAUREEN TR CAMPBELL MOTT LIV TR 14 GLENWOOD RD FRANKLIN, MA 02038
Parcel Number: 249-182-000 CAMA Number: 249-182-000-000 Property Address: 529 PLEASANT ST	Mailing Address: SZYMANSKI EDWARD L SZYMANSKI MARIAN E 529 PLEASANT ST FRANKLIN, MA 02038
Parcel Number: 249-183-000 CAMA Number: 249-183-000-000 Property Address: 511 PLEASANT ST	Mailing Address: GRAVINA CHARLES J GRAVINA SUSAN 511 PLEASANT ST FRANKLIN, MA 02038
Parcel Number: 249-184-000 CAMA Number: 249-184-000-000 Property Address: 503 PLEASANT ST	Mailing Address: NASLUND ERIK MICHAEL NASLUND MICHELLE LINDSEY 503 PLEASANT ST FRANKLIN, MA 02038
Parcel Number: 249-185-000 CAMA Number: 249-185-000-000 Property Address: 495 PLEASANT ST	Mailing Address: TUCKER MEAGHAN MARIE 495 PLEASANT ST FRANKLIN, MA 02038
Parcel Number: 262-092-000 CAMA Number: 262-092-000-000 Property Address: 472 PLEASANT ST	Mailing Address: HARRIS TAMI C 472 PLEASANT ST FRANKLIN, MA 02038
Parcel Number: 262-093-000 CAMA Number: 262-093-000-000 Property Address: 459 PLEASANT ST	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 262-094-000 CAMA Number: 262-094-000-000 Property Address: PLEASANT ST	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038

Kevin W. Doyle, 3-8-2025



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

OWNER:
MEAGHAN MARIE TUCKER

LOT AREA: 25,378±SF

DEED REFERENCE:
DEED BOOK 38211 PAGE 147

TAX ASSESSORS PARCEL ID:
249-185

ZONING DISTRICT:
SINGLE-RESIDENCE RESIDENCE III

TOWN OF FRANKLIN
DIMENSIONAL REGULATIONS

LOT AREA: 20,000 SF
LOT FRONTAGE: 125'
FRONT YARD SETBACK: 40'
SIDE YARD SETBACK: 25'
REAR YARD SETBACK: 30'
MAX LOT COVERAGE: 25%

EXISTING LOT COVERAGE:
1,077.3 SF (4.2%)

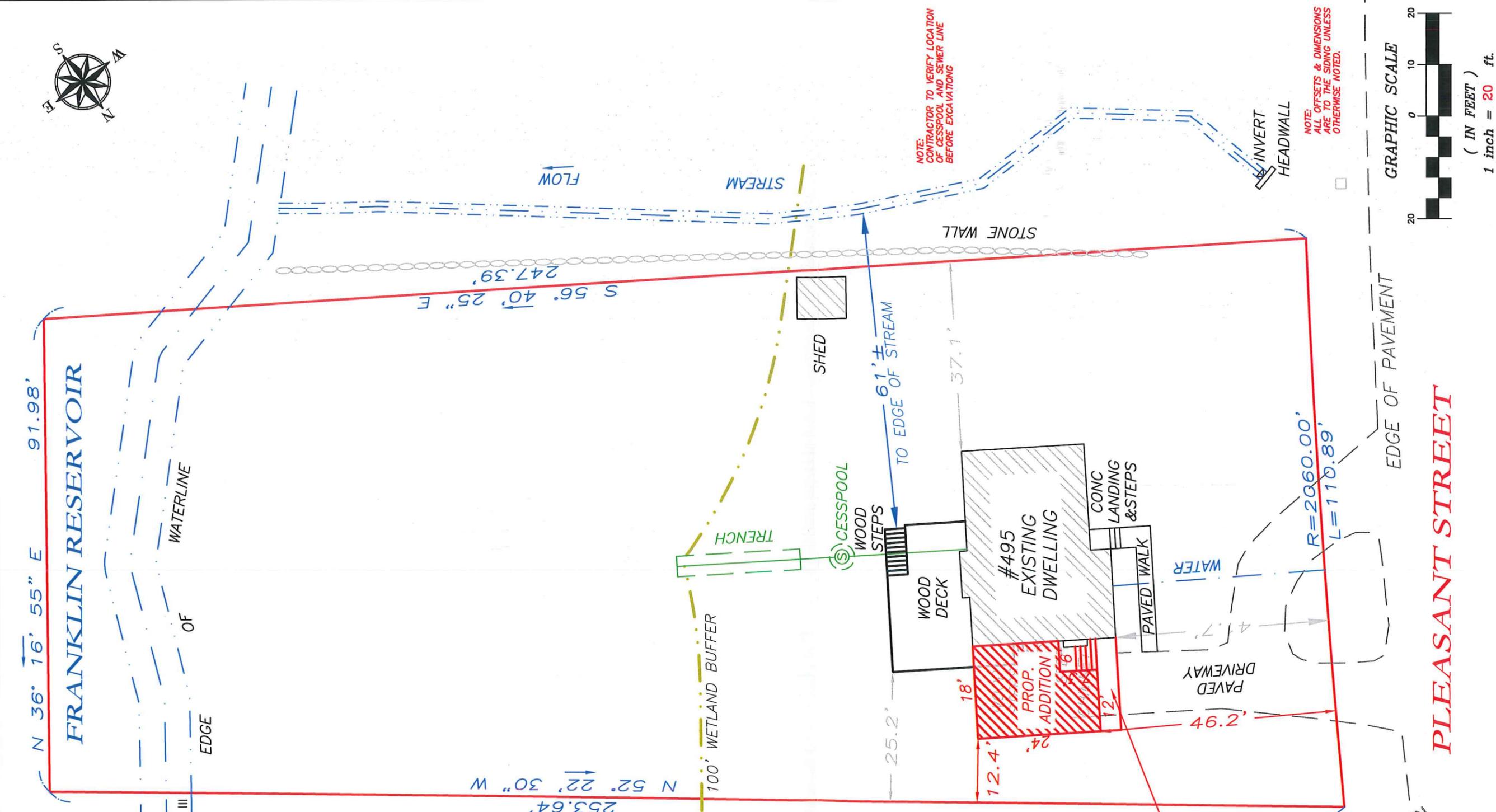
PROPOSED LOT COVERAGE:
1,465.8 SF (5.8)

OWNER TO VERIFY THE
ZONING REGULATIONS
WITH THE TOWN OF FRANKLIN
DEPARTMENT.

NOTES:

ALL OFFSETS & DIMENSIONS
ARE TO THE SIDING UNLESS
OTHERWISE NOTED.

AC=AIR CONDITIONING
BH=BULKHEAD
EM=ELECTRIC METER
GM=GAS METER
OHW=OVERHEAD WIRES
S=SEWER
W=WATER
WL=WOOD LANDING



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TOWN OF FRANKLIN
MAR 21 2025
ZONING BOARD OF APPEALS



Dennis O'Brien

Dennis O'Brien P.L.S.

D. O'BRIEN
LAND SURVEYING
480 WEST CENTRAL ST. EST 1986
FRANKLIN, MA 02038 508-541-0048

PLAN SHOWING PROPOSED ADDITION
495 PLEASANT STREET
FRANKLIN, MA NORFOLK COUNTY

SCALE: 1:20	DATE: 2/25/25	REVISED: ---	DRAFTED: J.E.S.	CHECKED BY: D.O.
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