

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 & Jennifer Gaspar

LOCATION: 10 Baron Road

ZONING DISTRICT: SFR III

TYPE OF PROJECT: Construction of a Deck

DATE: 10/06/2022 **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 an enlargement to
an existing deck that is 14.2' from the right 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** 10/06/2022

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

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

RECEIVED
TOWN OF FRANKLIN

OCT 04 2022

TOWN OF FRANKLIN
TOWN CLERK

2022 OCT -4 A 9:48

ZBA APPLICATION FORM

ZONING BOARD OF APPEALS

GENERAL INFORMATION

RECEIVED

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: TIMOTHY & JENNIFER GASPAR

PETITIONER'S ADDRESS: 10 BARON ROAD PHONE: (617)-244-2279

LOCATION OF PROPERTY: 10 BARON ROAD

TYPE OF OCCUPANCY: RESIDENCE ZONING DISTRICT: R-3

ASSESSORS MAP & PARCEL: 236-113-000-000

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

REQUESTING 14.2' SIDE YARD SET BACK.

SECTIONS OF ZONING ORDINANCE CITED:

Article 185 Section SIDE YARD SET BACK

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 Gaspar
(Petitioner(s)/Owner)

TIMOTHY & JENNIFER GASPAR
(Print Name)

Address:

10 Baron Rd

Tel. No.: (617)-244-2279

E-Mail Address: TGASPAR24@HOTMAIL.COM

Date:

9/27/22

**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 CONFIGURATION OF MY LOT (EXISTING
NON-CONFORMING) I NEED A VARIANCE TO CONSTRUCT A
DECK 14.2' OFF RIGHT PROPERTY LINE.

- 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:

WE HAVE A CHILD WHO IS ILL AND NEEDS ACCESS FROM THE
DRIVEWAY TO DECK WITHOUT STAIRS.

- C) Desirable relief may be granted without either:

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

MANY OF THE HOUSES IN NEIGHBORHOOD ARE EXISTING
NON-CONFORMING AND ALSO HAVE THE SAME SIDELINE SET
BACK ISSUES. PROJECT IS CONSISTENT WITH NEIGHBORHOOD.

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

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

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 GASPAR PRESENT USE/OCCUPANCY: RESIDENCE

LOCATION: 10 BARON ROAD ZONE: R-3

PHONE: (617)-244-2279 REQUESTED USE/OCCUPANCY: _____

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>Lot Area:</u>		<u>26,658 SF</u>	<u>26,658 SF</u>	<u>20,000 SF</u>	(min.)
<u>Continuous Frontage:</u>		<u>100'</u>	<u>100'</u>	<u>125'</u>	(min.)
<u>Size of Lot:</u>	Width	<u>93.2'</u>	<u>93.2'</u>	<u>112.5'</u>	(min.)
	Depth	<u>231.6'</u>	<u>231.6'</u>	<u>160'</u>	(min)
<u>Setbacks in Feet:</u>	Front	<u>39'</u>	<u>39'</u>	<u>40'</u>	(min.)
	Rear	<u>154.7'</u>	<u>154.7'</u>	<u>30'</u>	(min.)
	Left Side	<u>26.8'</u>	<u>26.8'</u>	<u>25'</u>	(min.)
	Right Side	<u>19.6'</u>	<u>14.2'</u>	<u>25'</u>	(min.)
<u>Building Height:</u>	Stories	<u>2</u>	<u>2</u>	<u>3</u>	(max.)
	Feet	<u>24.4'</u>	<u>24.4'</u>	<u>35'</u>	(max.)
<u>NO. of Dwelling Units:</u>		_____	_____	<u>N/A</u>	(max.)
<u>NO. of Parking Spaces:</u>		_____	_____	<u>N/A</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.

MY LOT IS EXISTING NON-CONFORMING, I NEED SIDE LINE SET BACK RELIEF FOR AN
EXISTING DECK. I WAS ISSUED A PERMIT THEN DISCOVERED WHILE HAVING AN AS-BUILT
DONE THAT THE DECK WAS TOO CLOSE TO THE SIDE LINE.

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.

**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 & JENNIFER GASPAR
(OWNER)

Address: 10 BARON ROAD

State that I/We own the property located at 10 BARON ROAD,
which is the subject of this zoning application.

The record title of this property is in the name of _____
TIMOTHY & JENNIFER GASPAR

*Pursuant to a deed of duly recorded in the date 7/29/11, Norfolk
County Registry of Deeds at Book 29003, Page 272; or
Dedham Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



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

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

BK 29003 Pg 272 #73054
07-29-2011 @ 02:36p

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 07-29-2011 @ 02:36pm
Ct1#: 1777 Doc#: 73054
Fee: \$1,413.60 Cons: \$310,000.00

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

QUITCLAIM DEED

OFFICIAL OFFICIAL

I, Nancy E. Lane McCabe aka Nancy E. Lane, of Franklin, Massachusetts for consideration paid and in full consideration of Three Hundred Ten Thousand and 00/100ths (\$310,000.00) Dollars grant to Timothy R. Gaspar and Jennifer Gaspar, husband and wife, as Tenants by the Entirety, of 10 Baron Road Franklin, Norfolk County, Massachusetts with QUITCLAIM COVENANTS

The land in Franklin, Norfolk County, Massachusetts with the buildings thereon being shown as Lot 38 on a plan of "Rolling Green Ridge, Section III, Davmar, Inc. Developer" recorded with Norfolk Deeds, in Plan Book 206, Plans 1017-1022 of 1958, bounded and described as follows:

- Southerly: by Baron Road, one hundred (100.00) feet;
- Westerly: by Lots 39 and 40 by two lines measuring one hundred thirty-three and 54/100 (133.54) and one hundred (100.00) feet respectively;
- Northerly: by Lot 43 as shown on said plan, one hundred nineteen and 06/100 (119.06) feet;
- Easterly: by land of Omar A. LaFleur as indicated on said plan, one hundred forty (140.00) feet;
- Southerly: by land of Albert P. Bishop as indicated on said plan, ninety-seven and 37/100 (97.37) feet;
- Easterly: again by land of said Albert P. Bishop as indicated on said plan, ninety-seven and 37/100 (97.37) feet.

Containing 26,664 square feet according to said plan.

Meaning and intending to convey and hereby conveying the premises conveyed to me by Deed of John K. Lane and Nancy E. Lane dated May 20, 1998 and recorded with the Norfolk County Registry of Deeds in Book 12533, Page 426.

Property address: 10 Baron Road Franklin, Ma.

NOT
Witness my hand and seal this 29th day of July 2011.
OFFICIAL COPY

Nancy E. Lane McCabe fka Nancy E. Lane
Nancy E. Lane McCabe
fka Nancy E. Lane

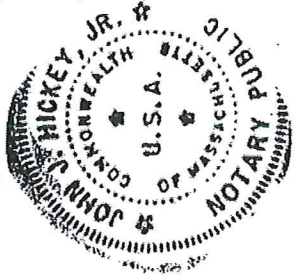
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 29th day of July, 2011, before me the undersigned
Notary Public, personally appeared Nancy E. Lane McCabe fka Nancy E.
Lane, proved to me through satisfactory evidence of identification, which
was Ma. Drivers License, to be the person whose name is signed on
the preceding or attached document, and acknowledged to me that she
signed it voluntarily for its stated purpose.

John J. Hickey Jr.
Notary Public
My Commission Expires: 7/27/12

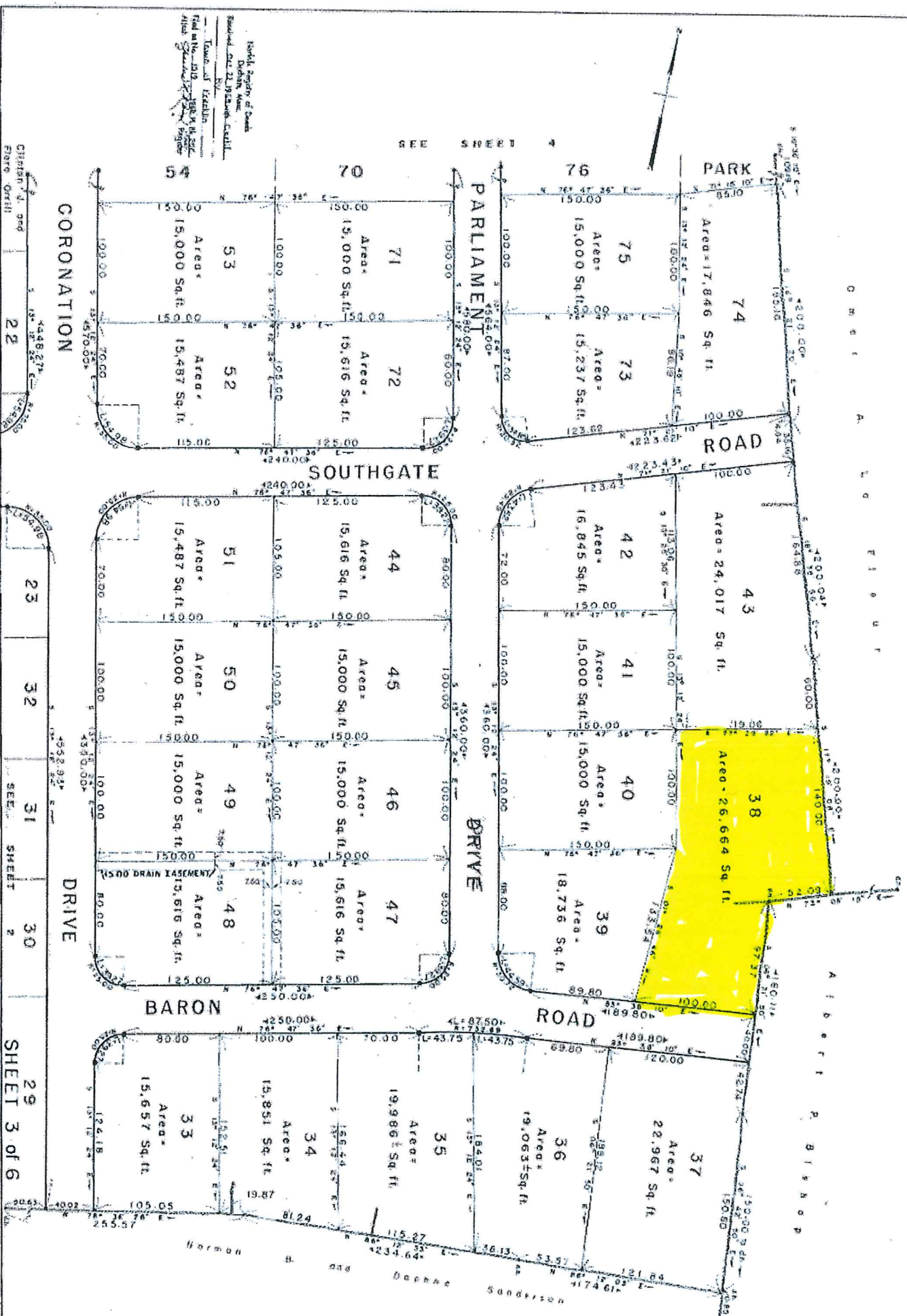
JOHN J. HICKEY JR.
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 27, 2012



Original On File

SECTION III
OF ROLLING GREEN RIDGE
OF TOWN OF MONTPELIER
OF STATE OF VERMONT

SCALE 1"=40'
As Registered Plans





300 foot Abutters List Report

Franklin, MA
October 03, 2022

Subject Property:

Parcel Number: 236-113-000
CAMA Number: 236-113-000-000
Property Address: 10 BARON RD

Mailing Address: GASPAR TIMOTHY R GASPAR JENNIFER
10 BARON RD
FRANKLIN, MA 02038

Abutters:

Parcel Number: 235-036-000
CAMA Number: 235-036-000-000
Property Address: 18 BARON RD

Mailing Address: BENSON BRENDA L BENSON HAROLD P
18 BARON RD
FRANKLIN, MA 02038

Parcel Number: 236-096-000
CAMA Number: 236-096-000-000
Property Address: 11 PARLIAMENT DR

Mailing Address: LIPIZZI ANTHONY J JR LIPIZZI SUSAN J
11 PARLIAMENT DR
FRANKLIN, MA 02038

Parcel Number: 236-097-000
CAMA Number: 236-097-000-000
Property Address: 22 SOUTHGATE RD

Mailing Address: MCMAHON STEPHEN D MCMAHON MARYANN
22 SOUTHGATE RD
FRANKLIN, MA 02038

Parcel Number: 236-098-000
CAMA Number: 236-098-000-000
Property Address: 24 SOUTHGATE RD

Mailing Address: WILLIAMS LEONARD R WILLIAMS CATHERINE H
24 SOUTHGATE RD
FRANKLIN, MA 02038

Parcel Number: 236-099-000
CAMA Number: 236-099-000-000
Property Address: 26 SOUTHGATE RD

Mailing Address: MARSHALL WILLIAM B MARSHALL ALYSSA A
26 SOUTHGATE RD
FRANKLIN, MA 02038

Parcel Number: 236-104-000
CAMA Number: 236-104-000-000
Property Address: BARON RD

Mailing Address: DAVMAR INC C/O DAVID IVERSON
130 DARTMOUTH ST - APT 1106
BOSTON, MA 02116

Parcel Number: 236-105-000
CAMA Number: 236-105-000-000
Property Address: 27 SOUTHGATE RD

Mailing Address: RILEY KATHLEEN
27 SOUTHGATE RD
FRANKLIN, MA 02038

Parcel Number: 236-106-000
CAMA Number: 236-106-000-000
Property Address: 25 SOUTHGATE RD

Mailing Address: GALLAGHER STEPHEN A GALLAGHER JULIE C
25 SOUTH GATE RD
FRANKLIN, MA 02038

Parcel Number: 236-107-000
CAMA Number: 236-107-000-000
Property Address: 23 SOUTHGATE RD

Mailing Address: LIBERTO BENJAMIN E LIBERTO CAITLIN MARGARET
23 SOUTHGATE RD
FRANKLIN, MA 02038

Parcel Number: 236-108-000
CAMA Number: 236-108-000-000
Property Address: 21 SOUTHGATE RD

Mailing Address: DOWNING TEMMA M
21 SOUTHGATE RD
FRANKLIN, MA 02038



300 foot Abutters List Report

Franklin, MA
October 03, 2022

Parcel Number: 236-109-000 CAMA Number: 236-109-000-000 Property Address: 7 PARLIAMENT DR	Mailing Address: BRANNELLY COLLEEN M 7 PARLIAMENT DR FRANKLIN, MA 02038
Parcel Number: 236-110-000 CAMA Number: 236-110-000-000 Property Address: 5 PARLIAMENT DR	Mailing Address: HAUGHEY MAUREEN P 5 PARLIAMENT DR FRANKLIN, MA 02038
Parcel Number: 236-111-000 CAMA Number: 236-111-000-000 Property Address: 3 PARLIAMENT DR	Mailing Address: ROBINSON CHARLES 3 PARLIAMENT DR FRANKLIN, MA 02038
Parcel Number: 236-112-000 CAMA Number: 236-112-000-000 Property Address: 1 PARLIAMENT DR	Mailing Address: ARENSBERG THOMAS & FRANCES P TRS ARENSBERG FAMILY TRUST 1 PARLIAMENT DR FRANKLIN, MA 02038
Parcel Number: 236-113-000 CAMA Number: 236-113-000-000 Property Address: 10 BARON RD	Mailing Address: GASPAR TIMOTHY R GASPAR JENNIFER 10 BARON RD FRANKLIN, MA 02038
Parcel Number: 236-114-000 CAMA Number: 236-114-000-000 Property Address: 14 BARON RD	Mailing Address: WOOD CHARLES R WOOD NANCY E 14 BARON RD FRANKLIN, MA 02038
Parcel Number: 236-115-000 CAMA Number: 236-115-000-000 Property Address: 16 BARON RD	Mailing Address: HURLEY THOMAS R HURLEY MERYL H 16 BARON RD FRANKLIN, MA 02038
Parcel Number: 236-116-000 CAMA Number: 236-116-000-000 Property Address: 17 BARON RD	Mailing Address: KANE JOHN V III KANE MICHELE L 17 BARON RD FRANKLIN, MA 02038
Parcel Number: 236-117-000 CAMA Number: 236-117-000-000 Property Address: 15 BARON RD	Mailing Address: WHITMORE SCOTT WHITMORE KRYSTAL 15 BARON RD FRANKLIN, MA 02038
Parcel Number: 236-118-000 CAMA Number: 236-118-000-000 Property Address: 13 BARON RD	Mailing Address: BENHAM THOMAS J BENHAM CAROL 13 BARON RD FRANKLIN, MA 02038
Parcel Number: 236-119-000 CAMA Number: 236-119-000-000 Property Address: 9 BARON RD	Mailing Address: STANDLEY DANA J STANDLEY CAMILLE M 9 BARON RD FRANKLIN, MA 02038
Parcel Number: 236-120-000 CAMA Number: 236-120-000-000 Property Address: 7 BARON RD	Mailing Address: SCOTLAND CRAIG SCOTLAND KRISTIN 7 BARON 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 foot Abutters List Report

Franklin, MA
October 03, 2022

Parcel Number:	236-121-000	Mailing Address:	MCGILL KENNETH R MCGILL DONNA W
CAMA Number:	236-121-000-000		53A ANTHONY RD
Property Address:	5 BARON RD		FRANKLIN, MA 02038
Parcel Number:	236-122-000	Mailing Address:	O'NEILL WILLIAM O'NEILL KAREN
CAMA Number:	236-122-000-000		3 BARON RD
Property Address:	3 BARON RD		FRANKLIN, MA 02038
Parcel Number:	236-123-000	Mailing Address:	LANATA CHRISTOPHER C HILL
CAMA Number:	236-123-000-000		COLLEEN T
Property Address:	2 PARLIAMENT DR		2 PARLIAMENT DR
			FRANKLIN, MA 02038
Parcel Number:	236-124-000	Mailing Address:	ROBINSON WALTER F JR ROBINSON
CAMA Number:	236-124-000-000		ROSEMARY A
Property Address:	4 PARLIAMENT DR		4 PARLIAMENT DR
			FRANKLIN, MA 02038
Parcel Number:	236-125-000	Mailing Address:	NAFF JOHN G & KARA B TRS JOHN &
CAMA Number:	236-125-000-000		KARA NAFF LIVING TRUST
Property Address:	6 PARLIAMENT DR		6 PARLIAMENT DR
			FRANKLIN, MA 02038
Parcel Number:	236-126-000	Mailing Address:	FERRANTI WILLIAM A
CAMA Number:	236-126-000-000		13 SOUTHGATE RD
Property Address:	13 SOUTHGATE RD		FRANKLIN, MA 02038
Parcel Number:	236-154-000	Mailing Address:	CHERAWALA MURTAZA A CHALISA
CAMA Number:	236-154-000-000		YASMIN I
Property Address:	2 BRIAN RD		105 HILL ST
			CONCORD, MA 01742
Parcel Number:	236-155-000	Mailing Address:	DANZ ALEC E COATES VICTORIA
CAMA Number:	236-155-000-000		4 BRIAN RD
Property Address:	4 BRIAN RD		FRANKLIN, MA 02038
Parcel Number:	236-156-000	Mailing Address:	EDOUARD OLIVIER EDOUARD
CAMA Number:	236-156-000-000		HEATHER M
Property Address:	8 BRIAN RD		8 BRIAN RD
			FRANKLIN, MA 02038



www.cai-tech.com

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

ARENSBERG THOMAS & FRANCE ARENSBERG FAMILY TRUST 1 PARLIAMENT DR FRANKLIN, MA 02038	GALLAGHER STEPHEN A GALLAGHER JULIE C 25 SOUTH GATE RD FRANKLIN, MA 02038	MCPMAHON STEPHEN D MCPMAHON MARYANN 22 SOUTHGATE RD FRANKLIN, MA 02038
BENHAM THOMAS J BENHAM CAROL 13 BARON RD FRANKLIN, MA 02038	GASPAR TIMOTHY R GASPAR JENNIFER 10 BARON RD FRANKLIN, MA 02038	NAFF JOHN G & KARA B TRS JOHN & KARA NAFF LIVING T 6 PARLIAMENT DR FRANKLIN, MA 02038
BENSON BRENDA L BENSON HAROLD P 18 BARON RD FRANKLIN, MA 02038	HAUGHEY MAUREEN P 5 PARLIAMENT DR FRANKLIN, MA 02038	O'NEILL WILLIAM O'NEILL KAREN 3 BARON RD FRANKLIN, MA 02038
BRANNELLY COLLEEN M 7 PARLIAMENT DR FRANKLIN, MA 02038	HURLEY THOMAS R HURLEY MERYL H 16 BARON RD FRANKLIN, MA 02038	RILEY KATHLEEN 27 SOUTHGATE RD FRANKLIN, MA 02038
CHERAWALA MURTAZA A CHALISA YASMIN I 105 HILL ST CONCORD, MA 01742	KANE JOHN V III KANE MICHELE L 17 BARON RD FRANKLIN, MA 02038	ROBINSON CHARLES 3 PARLIAMENT DR FRANKLIN, MA 02038
DANZ ALEC E COATES VICTORIA 4 BRIAN RD FRANKLIN, MA 02038	LANATA CHRISTOPHER C HILL COLLEEN T 2 PARLIAMENT DR FRANKLIN, MA 02038	ROBINSON WALTER F JR ROBINSON ROSEMARY A 4 PARLIAMENT DR FRANKLIN, MA 02038
DAVMAR INC C/O DAVID IVERSON 130 DARTMOUTH ST - APT 1106 BOSTON, MA 02116	LIBERTO BENJAMIN E LIBERTO CAITLIN MARGARET 23 SOUTHGATE RD FRANKLIN, MA 02038	SCOTLAND CRAIG SCOTLAND KRISTIN 7 BARON RD FRANKLIN, MA 02038
DOWNING TEMMA M 21 SOUTHGATE RD FRANKLIN, MA 02038	LIPIZZI ANTHONY J JR LIPIZZI SUSAN J 11 PARLIAMENT DR FRANKLIN, MA 02038	STANDLEY DANA J STANDLEY CAMILLE M 9 BARON RD FRANKLIN, MA 02038
EDOUARD OLIVIER EDOUARD HEATHER M 8 BRIAN RD FRANKLIN, MA 02038	MARSHALL WILLIAM B MARSHALL ALYSSA A 26 SOUTHGATE RD FRANKLIN, MA 02038	WHITMORE SCOTT WHITMORE KRYSTAL 15 BARON RD FRANKLIN, MA 02038
FERRANTI WILLIAM A 13 SOUTHGATE RD FRANKLIN, MA 02038	MCGILL KENNETH R MCGILL DONNA W 53A ANTHONY RD FRANKLIN, MA 02038	WILLIAMS LEONARD R WILLIAMS CATHERINE H 24 SOUTHGATE RD FRANKLIN, MA 02038

WOOD CHARLES R
WOOD NANCY E
14 BARON RD
FRANKLIN, MA 02038

10 BARON RD

Franklin Building Permit# 117286

Map, Block, Lot:	236-113-000-000
Category:	Residential Roofing / Siding / Windows / Doors / Decks / Demolition / Sheds
Permit #:	117286
Est. Cost	3,000
Type of Construction:	
Use Group:	
Zoning:	ONE FAMILY
Issued:	June 15, 2022
Expires on:	June 15, 2023



Commonwealth of Massachusetts
Town of Franklin
Building Permit

To perform the following work:

Add to additional Deck in backyard and to have stairs drop on cement patio.

Permission is hereby granted to:

License type: - Lic # (exp:)

Issued To:

Applicant: Timothy Gaspar

Location: 10 BARON RD

Owner Name: GASPAR TIMOTHY R GASPAR JENNIFER

Electric Underground:	Gas Underground:	Plumbing Underground:	Building Excavation:
Service:	Meter:	Rough:	Footings:
Rough:	Rough:	Final:	Foundation:
Final:	Final:		Rough Frame:
D.P.W.:	Fire Oil:	Health	Fireplace/Chimney:
	Smoke:		Insulation
Water:	Alarm:	Assessor Final:	Final:
Sewer:	Sprinklers:		

THIS PERMIT MAY BE REVOKED BY THE TOWN OF FRANKLIN UPON VIOLATION OF ANY OF ITS RULES AND REGULATIONS.
If work is not started within 6 months of issuance, permit will be null and void. Persons contracting with unregistered contractors do not have access to the guaranty fun (as set forth in MGL c. 142A)



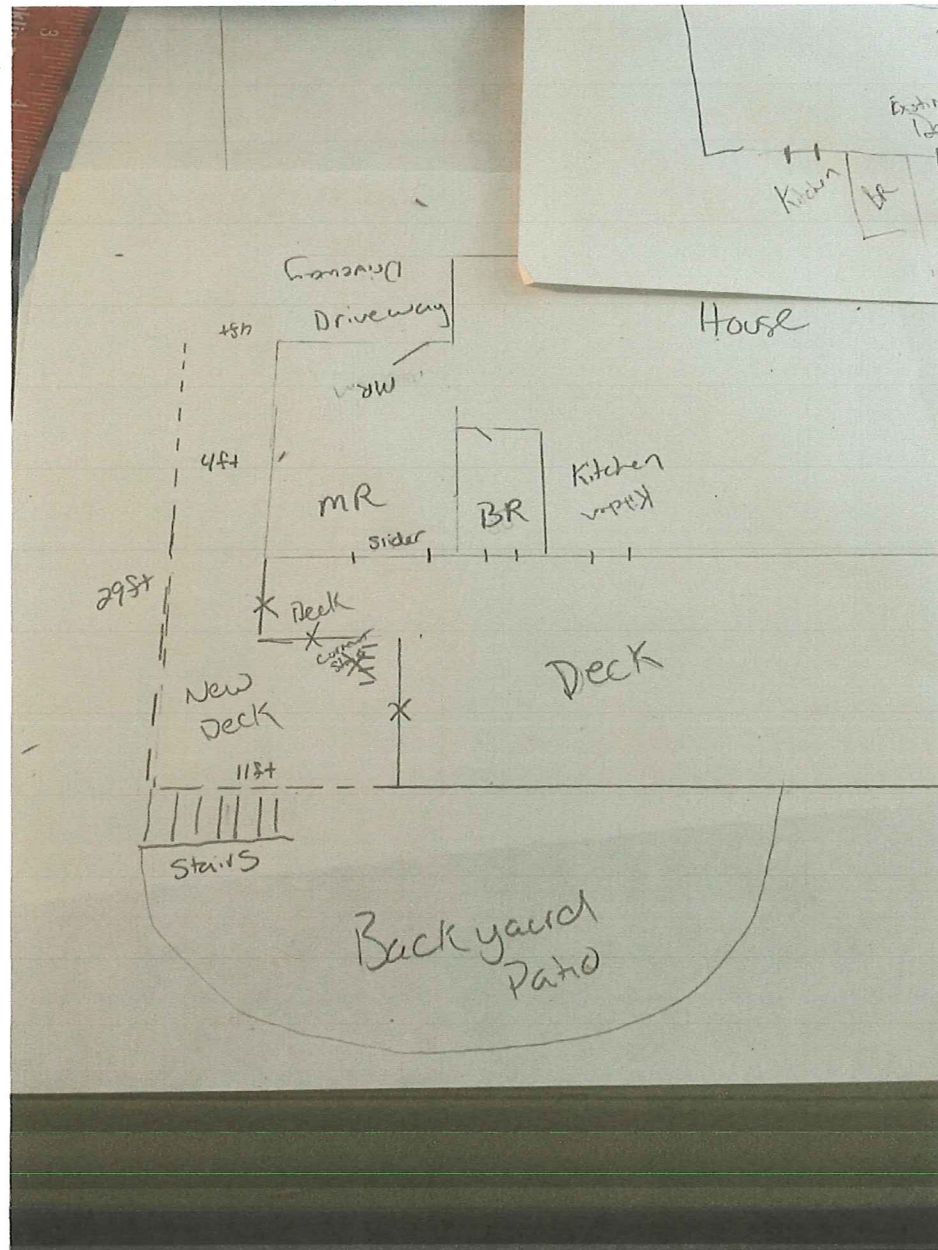
Lloyd Brown

Lloyd Brown, Building Commissioner

10 Baron Rd – Adding to existing Deck.

Framing Details - All Pressure Treated:

- 2x8 (Joist hangers used)
- 4x4 post – (will be on cement footings)
- 5/4 -in x 6in decking boards



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 GASPARR

LOCATION: 10 BANORI ROAD

ZONING DISTRICT: R-3

TYPE OF PROJECT: DECK EXTENSION

DATE: 9/23/22 DENY

VARIANCE

SPECIAL PERMIT

ZONING BY LAW SECTIONS: SIDE LINE SETBACK

REASON FOR DENIAL:

APPEAL OF DENIAL OPTIONS:

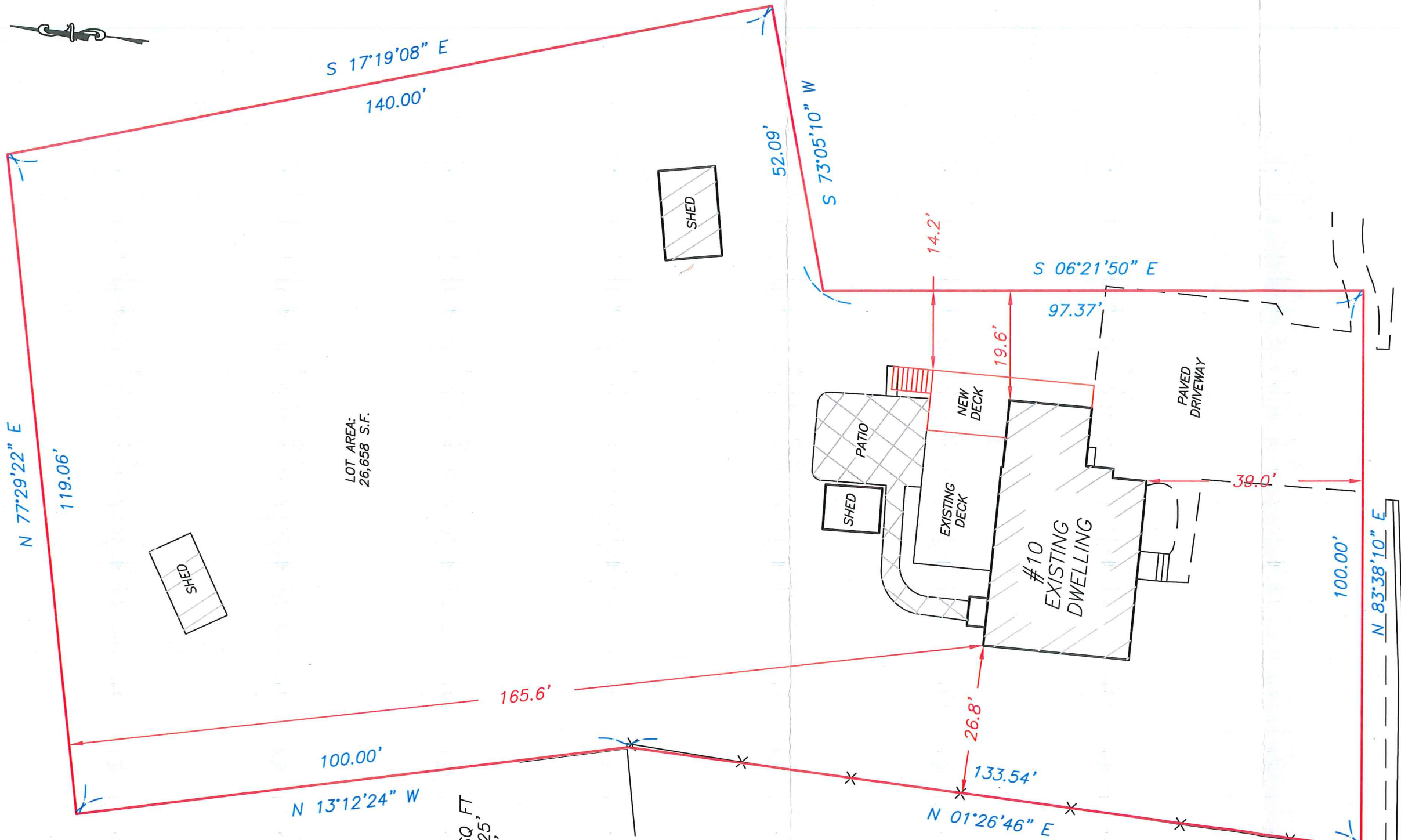
ZONING BOARD OF APPEALS

PLANNING

APPLICANT SIGNATURE Timothy Gaspar DATE 9/27/22

ZONING OFFICIAL SIGNATURE _____ DATE _____

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

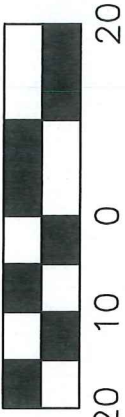


ZONED - SR3
MINIMUM AREA = 20,000 SQ FT
MINIMUM FRONTAGE = 125'
FRONT SETBACK = 40'
SIDE SETBACK = 25'
REAR SETBACK = 30'

RECEIVED
TOWN OF FRANKLIN

OCT 04 2022 BARON ROAD

ZONING BOARD OF APPEALS



D. O'BRIEN
LAND SURVEYING
EST 1996
480 WEST CENTRAL ST.
FRANKLIN, MA 02038 508-541-0048

PROFESSIONAL LAND SURVEYOR
Dennis O'Brien
No. 40048

PLAN SHOWING ASBUILT DECK
10 BARON ROAD
FRANKLIN, MA NORFOLK COUNTY

SCALE: 1"=20'	DATE: 9/13/2022	REVISED: ----	DRAWN BY: M.F.W.	CHECKED BY: D.O.
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