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January 11, 2022

BY EMAIL to the Addresses Below
and by FEDERAL EXPRESS

FRANKLIN ZONING BOARD OF APPEALS

Attn: Bruce Hunchard, Chair bruce.hunchard@yahoo.com
and Ms. Casey Thayer cthayer@franklinma.gov

355 East Central Street
Franklin, MA 02038

RE: Applicant: Dean Development Partners LLC
Property: 19 Dean Avenue, Franklin, Massachusetts 02038;
Application for Special Permit and Variances filed July 12, 2021 (the "Application")

Dear Mr. Hunchard and Ms. Thayer:

We write on behalf Dean Development Partners LLC, the with respect to the above application with respect to the Property.

By this letter, the Applicant seeks to amend the Application to **remove the following relief sought under the Application as originally filed on July 12, 2021:**

- (a) Removal of the Applicant's request under Article V, Section 185-21 of the Franklin Zoning Bylaw for a variance to remove the requirement for off-street parking dedicated to the project (this amendment removing this request was originally submitted to the Board under that letter from Applicant's counsel dated November 30, 2021; and**
- (b) Removal of the Applicant's Request under Article III, Section 185-7, Attachment 7, Section 6.1, Footnote 5, Special Permit or Variance to Allow 16 Residential Units Built above Garden level commercial unit, one half-story above street level.**

The Applicant will be modifying its intended plan to contemplate commercial occupancy on the first floor of the building with residential units in a reduced number to be located on the above three proposed floors, in accordance with the mixed use allowed under the Franklin Zoning Bylaw.

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The Applicant continues, however, to seek the other relief sought in the Application at the next hearing on the Application to be held Thursday, January 13, 2022, namely:

**Article V. Section 185- 18(A)(3)
and Attachment 9**

**Special Permit or Variance to Allow up to 50'
Height on Bldg. in Downtown Commercial
District.**

Article V, Section 185-18(A)(3)

**Special Permit to Demolish and Redevelop Prior,
Non-Conforming Bldg. on Prior, Non-
Conforming Lot**

**Article IV, Section 185-10 and
Attachment 9, Footnote 9**

**Special Permit or Variance to Waive Requirement for
15 Foot Front Setback on Bldg. between 40 and 50 feet
in height in Downtown Commercial District**

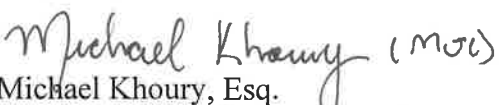
**Article V, Section 185-18(A)(3),
Attachment 9**

**Variance, Special Permit or Other Relief to Reduce
Rear Setback from prescribed minimum 15 feet in
Downtown Commercial District to 1.2 feet, which is a
larger setback than the current prior, non-conforming
0.8 foot setback**

Please let us know if you have any questions

Thank you.

Very truly yours,


Michael Khoury, Esq.

Counsel to Dean Development Partners LLC