

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: David and Amy Holmann

LOCATION: 22 Doe Drive

ZONING DISTRICT: RR 1

TYPE OF PROJECT: Accessory Dwelling Unit

DATE: 03/24/2022 **DENY**

SPECIAL PERMIT

ZONING BY LAW SECTIONS: Article 185, Attachment 7 (Use Regulations
Schedule Part V1 6.3.b.)

REASON FOR DENIAL: Applicant is seeking to construct an addition with
an accessory dwelling unit. The building permit is denied without a Special
Permit from the ZBA.

APPEAL OF DENIAL OPTIONS:

ZONING BOARD OF APPEALS

APPLICANT SIGNATURE _____ **DATE**

ZONING OFFICIAL SIGNATURE LAB 03/24/2022

DATE

RECEIVED
TOWN OF FRANKLIN

MAR 21 2022

GENERAL INFORMATION

(Page 1)

Town of Franklin – Board of Assessors

355 East Central Street

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 1-1-22)

Date of Request 2 / 18 / 22

Assessors Parcel ID # (12 digits) 306 - 026 - 000 - 000

Property Street Address 22 Doe Drive Franklin MA 02038

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 David and Amy Hohmann

Property Owner's Mailing Address 22 Doe Drive

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 617 - 943 - 3016

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 # _____

Please Circle One:

Administration

Conservation

Planning

Zoning Board of Appeals



114326

Abutter's List Request Form

Status: Active

Date Created: Feb 18, 2022

Applicant

David Hohmann
dhohmann4@gmail.com
22 DOE DR
FRANKLIN, MA 02038
6179433016

Location

22 DOE DR
FRANKLIN, MA 02038

Owner:

David M Hohmann
22 DOE DR 22 DOE DR FRANKLIN, MA 02038

Abutter's List Request Form

Which Board/Commission is requiring this list?

zoning board

What is the purpose for the request?

obtain a special permit for in law additiona

How would you like to receive this abutters list?

Emailed

What email address should we use to send you the abutters list?

dhohmann4@gmail.com

General Parcel Information

Assessor's Parcel ID

306026000000

Property Street Address

22 Doe drive Franklin MA 02038

Property Owner Information

Property Owner

David and Amy Hohmann

Property Owner's Mailing Address

22 Doe Drive

Town/City

Franklin

Zip/Postal Code

02038

State

MA

Property Owner Telephone Number

617 943 3016

Requestor's Information



22 DOE DR - 300' ABUTTERS

Franklin, MA



February 22, 2022

1 inch = 300 Feet

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
February 22, 2022

Subject Property:

Parcel Number: 306-026-000
CAMA Number: 306-026-000-000
Property Address: 22 DOE DR

Mailing Address: HOHMANN DAVID M HOHMANN AMY L
22 DOE DR
FRANKLIN, MA 02038

Abutters:

Parcel Number: 306-022-000
CAMA Number: 306-022-000-000
Property Address: 10 DOE DR

Mailing Address: HENRIKSEN JAMES R HENRIKSEN
DIANE
10 DOE DR
FRANKLIN, MA 02038

Parcel Number: 306-023-000
CAMA Number: 306-023-000-000
Property Address: DOE DR

Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

Parcel Number: 306-024-000
CAMA Number: 306-024-000-000
Property Address: 14 DOE DR

Mailing Address: CAMPBELL BARBARA C & CARYN TRS
BARBARA C CAMPBELL REVOC TRUST
14 DOE DR
FRANKLIN, MA 02038

Parcel Number: 306-025-000
CAMA Number: 306-025-000-000
Property Address: 18 DOE DR

Mailing Address: VIETEN SVEN O VIETEN CHRISTINE A
18 DOE DR
FRANKLIN, MA 02038

Parcel Number: 306-026-000
CAMA Number: 306-026-000-000
Property Address: 22 DOE DR

Mailing Address: HOHMANN DAVID M HOHMANN AMY L
22 DOE DR
FRANKLIN, MA 02038

Parcel Number: 306-027-000
CAMA Number: 306-027-000-000
Property Address: 21 DOE DR

Mailing Address: CANTALUPO STEPHEN R CANTALUPO
LISA M
21 DOE DRIVE
FRANKLIN, MA 02038

Parcel Number: 306-028-000
CAMA Number: 306-028-000-000
Property Address: 17 DOE DR

Mailing Address: BRADANESE DAVID BRADANESE
KRISTEN
17 DOE DR
FRANKLIN, MA 02038

Parcel Number: 306-029-000
CAMA Number: 306-029-000-000
Property Address: 9 DOE DR

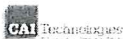
Mailing Address: PAL RITESH
9 DOE DR
FRANKLIN, MA 02038

Parcel Number: 306-030-000
CAMA Number: 306-030-000-000
Property Address: 1 DOE DR

Mailing Address: SONCHHATRA JIGNESH S & RASHMI
SONCHHATRA KETAL & RACHNA
1 DOE DR
FRANKLIN, MA 02038

Parcel Number: 306-031-000
CAMA Number: 306-031-000-000
Property Address: 49 LORRAINE METCALF RD

Mailing Address: SWANK RANDY J DELUCA WENDY A
49 LORRAINE METCALF 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
February 22, 2022

Parcel Number: 306-032-000
CAMA Number: 306-032-000-000
Property Address: 45 LORRAINE METCALF RD

Mailing Address: PRADHAN SUJANI OJHA DIWAKAR
45 LORRAINE METCALF RD
FRANKLIN, MA 02038

Parcel Number: 306-033-000
CAMA Number: 306-033-000-000
Property Address: 41 LORRAINE METCALF RD

Mailing Address: BROWN THOMAS A BROWN JUNE
MARY
41 LORRAINE METCALF RD
FRANKLIN, MA 02038

Parcel Number: 306-034-000
CAMA Number: 306-034-000-000
Property Address: 37 LORRAINE METCALF RD

Mailing Address: BAJRACHARYA RASHMI SHAKYA SUMIT
37 LORRAINE METCALF RD
FRANKLIN, MA 02038

Parcel Number: 306-035-000
CAMA Number: 306-035-000-000
Property Address: 31 LORRAINE METCALF RD

Mailing Address: FOX JASON FOX DENISE
31 LORRAINE METCALF RD
FRANKLIN, MA 02038

Parcel Number: 306-035-001
CAMA Number: 306-035-001-000
Property Address: 29 LORRAINE METCALF RD

Mailing Address: SARGENT LESLIE T SARGENT RAFE C
29 LORRAINE METCALF RD
FRANKLIN, MA 02038

Parcel Number: 306-035-002
CAMA Number: 306-035-002-000
Property Address: 27 LORRAINE METCALF RD

Mailing Address: GALVIN TIMOTHY J GALVIN ELISABETH
A
27 LORRAINE METCALF RD
FRANKLIN, MA 02053

Parcel Number: 306-035-003
CAMA Number: 306-035-003-000
Property Address: DOE DR

Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

Parcel Number: 306-036-000
CAMA Number: 306-036-000-000
Property Address: GROVE ST

Mailing Address: COMMONWEALTH OF
MASSACHUSETTS DIVISION OF STATE
PARKS AND RE
251 CAUSEWAY STREET - SUITE 600
BOSTON, MA 02114-2104

Kevin M Doyle, 2-22-22



www.cai-tech.com

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

2/22/2022

Page 2 of 2

BAJRACHARYA RASHMI
SHAKYA SUMIT
37 LORRAINE METCALF RD
FRANKLIN, MA 02038

HENRIKSEN JAMES R
HENRIKSEN DIANE
10 DOE DR
FRANKLIN, MA 02038

BRADANESE DAVID
BRADANESE KRISTEN
17 DOE DR
FRANKLIN, MA 02038

HOHMANN DAVID M
HOHMANN AMY L
22 DOE DR
FRANKLIN, MA 02038

BROWN THOMAS A
BROWN JUNE MARY
41 LORRAINE METCALF RD
FRANKLIN, MA 02038

PAL RITESH
9 DOE DR
FRANKLIN, MA 02038

CAMPBELL BARBARA C & CARY
BARBARA C CAMPBELL REVOC
14 DOE DR
FRANKLIN, MA 02038

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21 DOE DRIVE
FRANKLIN, MA 02038

SARGENT LESLIE T
SARGENT RAFE C
29 LORRAINE METCALF RD
FRANKLIN, MA 02038

COMMONWEALTH OF MASSACHUS
DIVISION OF STATE PARKS A
251 CAUSEWAY STREET - SUITE
600
BOSTON, MA 02114-2104

SONCHHATRA JIGNESH S & RA
SONCHHATRA KETAL & RACHNA
1 DOE DR
FRANKLIN, MA 02038

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FOX DENISE
31 LORRAINE METCALF RD
FRANKLIN, MA 02038

SWANK RANDY J
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FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

VIETEN SVEN O
VIETEN CHRISTINE A
18 DOE DR
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

GALVIN TIMOTHY J
GALVIN ELISABETH A
27 LORRAINE METCALF RD
FRANKLIN, MA 02053

**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 David M Hohmann and Amy L Hohmann

(OWNER)

Address: 22 Doe Drive Franklin MA 02038

State that I/We own the property located at 22 Doe Drive Franklin MA 02038,
which is the subject of this zoning application.

The record title of this property is in the name of David M Hohmann
and Amy L Hohmann

*Pursuant to a deed of duly recorded in the date 5-11-2001, Norfolk
County Registry of Deeds at Book 11719, Page 437; or
Dedham Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



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

QUIT CLAIM DEED

 PAUL D. HAROLD, REGISTER

We, **Jeffrey M. Jarosz and Julie L. Jarosz**, husband and wife, both of 22 Doe Drive, Franklin, Norfolk County, Massachusetts, for consideration paid, and in full consideration of Three Hundred Ninety Five Thousand and xx/100 (\$395,000.00) Dollars

grant to, David M. Hohmann and Amy L. Hohmann, as husband and wife and tenants by the entirety, both of 18 Parlee Road, Chelmsford, Middlesex County, Massachusetts with

quitclaim covenants


That certain parcel of land, together with the buildings thereon, in Franklin, Norfolk County, Massachusetts, shown as Lot #19 on a plan entitled, "Modification for Plan of Buck Hill Estates Definitive Open Space Subdivision, Franklin, Massachusetts," Scale 1"=100', February 10, 1995, prepared by James E. Miller, PE, which plan is recorded in the Norfolk County Registry of Deeds, Plan No. 699 of 1995, in Plan Book 434.

Said Lot #19 contains a total of 21,812.48 square feet of land more or less, according to said plan.

For Grantors title see Deed recorded with Norfolk County Registry of Deeds in Book 11719, Page 437.

Property Address: 22 Doe Drive, Norfolk County, Franklin, MA

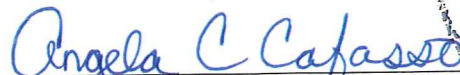
WITNESS my hand and seal this 11th day of May, 2001.


 JEFFREY M. JAROSZ


 JULIE L. JAROSZ
The Commonwealth of Massachusetts

Norfolk ss.

Then personally appeared the above-named JEFFREY M. JAROSZ and JULIE L. JAROSZ and acknowledged the foregoing instrument to be their free act and deed, before me, this 11th day of May, 2001.


 ANGELA C. CAFASSO

Notary Public

My commission expires: 11-04-05

CANCELLED
 DEEDS DEED#17
 NORFOLK
 05/11/01 2:27PM
 000000
 FEE \$1801.20
 CASH \$1801.20

055345

01 MAY 11 PM 2:26

**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: David and Amy Hohmann PRESENT USE/OCCUPANCY: Single Family

LOCATION: 22 Doe Drive Franklin MA 02038 ZONE: _____

PHONE: 617 943 3016 REQUESTED USE/OCCUPANCY: Existing residency with addition of in law apartment

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>Lot Area:</u>	<u>21812</u>	<u>21812</u>	<u>20000</u> (min.)
<u>Continuous Frontage:</u>	<u>50</u>	_____	_____ (min.)
<u>Size of Lot:</u>			
Width	<u>127.7</u>	_____	_____ (min.)
Depth	<u>226</u>	_____	_____ (min.)
<u>Setbacks in Feet:</u>			
Front	<u>57.3</u>	<u>57.3</u>	_____ (min.)
Rear	<u>26.7</u>	<u>20</u>	<u>20</u> (min.)
Left Side	<u>35.4</u>	<u>35.4</u>	<u>20</u> (min.)
Right Side	<u>45.9</u>	<u>20.0</u>	<u>20</u> (min.)
<u>Building Height:</u>			
Stories	<u>2</u>	_____	_____ (max.)
Feet	_____	_____	_____ (max.)
<u>NO. of Dwelling Units:</u>	<u>1</u>	<u>2</u>	_____ (max.)
<u>NO. of Parking Spaces:</u>	<u>6</u>	<u>5</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.

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.



**ZBA APPLICATION FORM
SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

Please describe in complete detail how you meet each of the following criteria in accordance with Zoning Bylaw Section 185-45(D) (2) (a) referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits for which additional criteria must be met under the Zoning Bylaw.

185-45(D) (2) (A) **BOARD OF APPEALS:** TO HEAR AND DECIDE APPLICATIONS FOR SPECIAL PERMITS UPON WHICH THE BOARD IS EMPOWERED TO ACT UNDER THIS CHAPTER. SPECIAL PERMITS SHALL BE GRANTED BY THE BOARD OF APPEALS ONLY UPON ITS WRITTEN DETERMINATION THAT THE PROPOSED USE WILL NOT HAVE ADVERSE EFFECTS WHICH OVERBALANCE ITS BENEFICIAL EFFECTS ON EITHER THE NEIGHBORHOOD OR THE TOWN, IN VIEW OF THE PARTICULAR CHARACTERISTICS OF THE SITE AND OF THE PROPOSAL IN RELATION TO THAT SITE. THIS DETERMINATION SHALL BE IN ADDITION TO THE FOLLOWING SPECIFIC FINDINGS:

(1) **Proposed project addresses or is consistent with neighborhood or Town need.**

Project consistent with neighborhood, other additions have been made, project will allow mother and sister to remain in an independent living environment. Mother and sister would have to reside in assisted living otherwise and possibly be separated.

(2) **Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.** The in law addition is for my elderly mother and handicapped sister and would result in one additional car.

My mother drives but rarely and my sister does not drive. House at the end of a cul de sac so ample parking. Driveway has room for an additional car.

(3) **Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.**

Upgrades to existing systems will be made as needed.

(4) **Neighborhood character and social structure will not be negatively impacted.**

Very family oriented neighborhood with other families having extended family residing in their home. Mom and sister have been at our home frequently for many years so will have any negative impact.

(5) **Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.**

The addition will be developed on an existing developed property.

(6) **Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.**

No impact.

(7) **Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.**

Will not be excessive.

ZONING DISTRICT - RURAL RESIDENTIAL I - OPEN SPACE

EXISTING LOT COVERAGE Structures	9.8%
EXISTING LOT COVERAGE Structures & Paving	19.7%
PROPOSED LOT COVERAGE Structures	17.0%
PROPOSED LOT COVERAGE Structures & Paving	22.9%

