

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: Kristen Alexion-Zocoli and Fabricio Zocoli

LOCATION: 50 Oak Street

ZONING DISTRICT: SFR 1V

TYPE OF PROJECT: CONSTRUCTION OF A DETACHED GARAGE WITH A ROOM ABOVE.

DATE: 07/02/2021 **DENY**

VARIANCE

ZONING BY LAW SECTIONS: 185-19 B. (4)

REASON FOR DENIAL: Applicant is seeking to construct a 24' x 24' detached garage that is 19.06' in height. The garage is proposed to be 10.1' from the right side line where 19.06' 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 07/02/2021

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

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

TOWN OF FRANKLIN
TOWN CLERK

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ZONING BOARD OF APPEALS

ZBA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: XX Appeal: _____

PETITIONER: Kristen Alexion-Zocoli and Fabricio Zocoli

PETITIONER'S ADDRESS: 50 Oak Street, Franklin PHONE: 508-904-4697

LOCATION OF PROPERTY: 50 Oak Street, Franklin

TYPE OF OCCUPANCY: Single Family ZONING DISTRICT: Single-Family IV

ASSESSORS MAP & PARCEL: 269-105

REASON FOR PETITION:

<input type="checkbox"/> Additions	<input checked="" type="checkbox"/> New Structure (GARAGE)
<input type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input type="checkbox"/> Sign
<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

To construct a 24' by 24' garage with a roof peak of 26' and a mid-point roof peak of 19.06'.
The garage will be 10.1' from the single family structure and 10.1' - 10.6' from the side lot line.

SECTIONS OF ZONING ORDINANCE CITED:

Article 185 Section 19(B)(4)

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):

Kristen Alexion-Zocoli and Fabricio Zocoli
(Petitioner(s)/Owner)

Kristen Alexion-Zocoli and Fabricio Zocoli
(Print Name)

Address: 50 Oak Street, Franklin, MA 02038

Tel. No.: (508) 904-4697

E-Mail Address: hfabricio96@yahoo.com

Date: June 30, 2021

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: Kristen Alexion-Zocoli & Fabricio Zocoli PRESENT USE/OCCUPANCY: Single Family

LOCATION: 50 Oak Street ZONE: Single-Family IV

PHONE: (508) 904-4697 REQUESTED USE/OCCUPANCY: Single Family

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>Lot Area:</u>		<u>7,591</u>	<u>7,591</u>	<u>15,000</u>	(min.)
<u>Continuous Frontage:</u>		<u>63.8'</u>	<u>63.8'</u>	<u>100</u>	(min.)
<u>Size of Lot:</u>	Width	<u>86.44'</u>	<u>86.44'</u>	<u>90</u>	(min.)
	Depth	<u>84</u>	<u>84</u>	<u>100</u>	(min)
<u>Setbacks in</u> <u>Feet:</u>	Front	<u>10.1'</u>	<u>10.1'</u>	<u>30</u>	(min.)
	Rear	<u>43.1'</u>	<u>43.1'</u>	<u>20</u>	(min.)
	Left Side	<u>27'</u>	<u>27'</u>	<u>20</u>	(min.)
	Right Side	<u>19.6'</u>	<u>19.6'</u>	<u>20</u>	(min.)
<u>Building Height:</u>	Stories	<u>1.5</u>	<u>1.5</u>	<u>3</u>	(max.)
	Feet	<u>19'6"</u>	<u>19'6"</u>	<u>35</u>	(max.)
<u>NO. of Dwelling Units:</u>		<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. of Parking Spaces:</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.

A 24' x 24' garage is proposed to be located at the left of the single family home (when viewed from the street) which will be 10.1' from the single family home, 10.1'-10.6' from the side lot line (This is the dimension that requires a variance as Article 185, Section 19(B)4 requires 19.6'), 32.9' from the front lot line and 27.0' from the rear lot line.

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.

* See next page for dimension information concerning proposed garage.

Dimensional Information for Proposed Garage

	<u>Proposed</u>	<u>Ordinance's Reqmts</u>	<u>Citation</u>
Front Yard Setback	32.9'	30'	§ 185-19(B)(1)
Side Yard Setback	10.1'	10'	§ 185-19(B)(2)
Rear Yard Setback	27'	10'	§ 185-19(B)(3)
Side Yard Setback No Less than Height of Home	10.1'	19'6"	§ 185-19(B)(4)*
Setback from Home	10.1'	10'	§ 185-19(B)(5)

* Variance is Sought from this Requirement

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

Municipal Building
355 East Central Street
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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 petitioner proposes to make a reasonable use of the property by constructing a garage at the location of the property where they currently park their cars. Without being granted the single variance sought, the petitioner will suffer hardship by being precluded from meeting their growing family needs. Moreover, four other properties (out of eleven) in this stretch of Oak Street between Highland Street and Concord Street have moderately-sized garages located to the sides of the homes similar to what the petitioner is proposing.

- 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 property's oddly shaped front left corner at a sharp angle and the location and depth of the structure are such that it appears nearly impossible to construct and locate a reasonably sized garage while meeting both the side-yard setback requirement and the requirement to be 10 feet away from the home.

- C) Desirable relief may be granted without either:

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

There is only a single variance sought and the garage will be conforming in all other respects. Although, the garage will be 9 1/2 feet short of the side-yard setback requirement, there will be no harm to the abutting property of the subject side-yard setback as said property is the home of the Franklin Senior Center, whose building is located well over 100 feet from where the parking garage will be located and set back considerably such that the garage will not be situated "next to" the garage. Lastly, there is a large tree and other vegetation that will screen the garage from the Senior Center.

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

Only one variance is sought, and the garage will be conforming in all other respects. The shortage in the side-yard setback will have no impact on the abutter as their building is located substantially far away from where the garage will be constructed. There is substantial space where the garage is to be constructed and it will be an improvement to the property that will fit in nicely in the neighborhood.

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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ZONING BOARD OF APPEALS**

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355 East Central Street
Franklin, MA 02038
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ZBA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed and returned to the Secretary of the Zoning Board of Appeals.

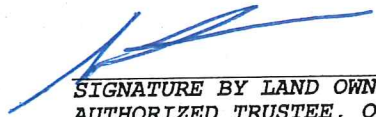
I/We Kristen Alexion-Zocoli and Fabricio Zocoli
(OWNER)

Address: 50 Oak Street, Franklin, MA 02038

State that I/We own the property located at 50 Oak Street,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Kristen Alexion-Zocoli and Fabricio Zocoli

*Pursuant to a deed of duly recorded in the date April 22, 2021, Norfolk
County Registry of Deeds at Book 39303, Page 118; or
Dedham Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

*By Thom Athner,
Scott D. Carman*

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

QUITCLAIM DEED

Property Address: 50 Oak Street, Franklin MA

I, Kristen Alexion-Zocoli of Franklin, Norfolk County Massachusetts
for consideration of LESS THAN ONE HUNDRED 00/100 DOLLARS (\$100.00),
grant to Kristen Alexion-Zocoli and Fabricio Zocoli, wife and husband as tenants by the
entirety of 50 Oak Street, Franklin, MA 02038

with quitclaim covenants the following property in Norfolk County, Massachusetts

The land with buildings hereon in said Franklin on the Southwesterly side
of Oak Street shown as Lot #5 on "Plan of land in Franklin, Mass.", J.
Walter Chilson, C.E. December 6, 1952, recorded with Norfolk Deeds in
Book 3144, Page 532, bounded and described as follows:

Beginning at the Northeasterly corner of the granted premises at a stone
bound on the Southwesterly side Of Oak Street; thence

EASTERLY and
SOUTHERLY: by a curve line with a radius of 15.00 a distance of
forty and
56/100 (40.56) feet to a stone bound; thence

SOUTH: 18 degrees 41'40" West forty and 00/100 (40.00) feet
to a
stone bound at land now or formerly of Raphael F.
Costello et ux; said last two bounds being bounded by
Oak Street as laid out by the County Commissioners;
thence

SOUTH: 53 degrees 51'10" West by land now of formerly of said
Costello fifty and 00/100 (50.00) feet to an iron pipe at other land
now or formerly of said Costello: thence

NORTH: 40 degrees 37'40" West by land now or formerly of said
Costello eight-five and 00/100 (85.00) feet to Lot #4 as Shown on

said plan; thence
N O T
A N

N O T
A N

NORTH:

○ E 47 degrees 08' 10" East by said Lot #4 as shown on said
plan, one hundred six and 96/100 (106.96) feet to Oak Street;
thence

SOUTHEASTERLY: by said Oak Street, sixty-three and 79/100 (63.79) feet to atone
bound and point of beginning.

Containing 8,760 square feet, more or less, according to said plan.

Said premises are conveyed subject to taking by the County of Norfolk for the relocation
of Oak Street dated June 3, 1975 recorded with Norfolk Deeds, Book 5136, Page 86.

Meaning and intending to convey the same premises as described by deed dated
10/2/15 and recorded 10/2/15 with Norfolk County Registry of Deeds in Book 33532
Page 586.

NOT
A N
WITNESS my hand and seal this 16th day of April, 2021. I C I A L
C O P Y C O P Y


Kristen Alexion-Zocoli


COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 16th day of April, 2021, before me, the undersigned notary public, Kristen Alexion-Zocoli personally appeared, proved to me through satisfactory evidence of identification, which were license, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as his/her free act and deed, for its stated purpose.

(Seal)




Kathleen M. Avitabile Notary Public
My commission expires: 10/10/2025

GENERAL NOTES & SPECIFICATIONS

1.0 CONDITIONS OF CONTRACT

1.1 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUBCONTRACTORS WITH ALL INFORMATION REGARDS TO FULL SCOPE OF THE PROJECT AND THEIR RESPECTIVE TRADES BIDDING AND CONSTRUCTION.

2.0 GENERAL

2.1 SCOPE OF WORK INCLUDES ALL WORK REQUIRED TO PROVIDE THE OWNERS THE WORK DEFINED IN THE CONSTRUCTION DOCUMENTS AND ALL BASE BUILDING CONSTRUCTION WITHIN THE IDENTIFIED SCOPE IN FULL INTENDED OPERATION.

2.2 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INJURY AND DAMAGE OF ANY KIND RESULTING FROM THIS WORK, TO PERSONS OR PROPERTY.

2.3 RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE CONTRACTOR'S RESPONSIBILITY.

24 PROJECT SHALL NOT BE COMPLETED UNTIL ALL NECESSARY AFFIDAVITS, CERTIFICATION AGENCY APPROVALS AND INSURANCE CONDITIONS OF THIS CONTRACT HAVE BEEN FILLED TO THE SATISFACTION OF THE OWNER, APPLICABLE REQUIREMENTS OF THE GENERAL CONDITIONS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:

B. COMPLETION OF ALL PUNCH LIST ITEMS.
C. SUBMISSION OF WANNERS OF LIEN COVERING THIS CONTRACTOR AND HIS SUBCONTRACTORS AND SUPPLIERS.
D. COMPLETE SET OF TAGS, CHARTS, DIAGRAMS, INSTRUCTION BOOKLETS, ETC. AS REQUIRED FOR MECHANICAL AND ELECTRICAL INSTALLATIONS.
E. SUBMISSION OF ALL BUILDING DEPARTMENT APPROVALS AND CERTIFICATIONS.

E. WARRANTIES IN THE NAME OF THE OWNER, PRODUCT INFORMATION AND COPIES OF SUBMITTALS.

2.5 THIS JOB IS DESIGNABLE FOR THE FOLLOWING SYSTEMS: ELECTRICAL, MECHANICAL, PLUMBING. CONTRACTORS ARE REQUIRED TO FULFILL THE DESIGN OF THEIR RESPECTIVE SYSTEMS FOR ROLL AND PROTECTIVE SYSTEMS ACCORDING TO THE APPLICABLE LAWS AND SPECIFICATIONS IN THE PROJECT MANUAL, IN ORDER TO SATISFY INTENDED FUNCTION AND DESIGN OF MECHANICAL AND ELECTRICAL DRAWINGS PROVIDED HEREIN. CONTRACTOR TO PROVIDE EMERGENCY ACCESS TO THE BUILDING TWO MEANS OF EGRESS AT ALL TIMES, ARE TO BE KEPT CLEAR OF OBSTACLES, PARTITIONED OFF AND UNFOR CONTINUAL ACCESSIBILITY OF TOW EXIT. TWO EXITS NEED TO BE PROVIDED DURING THE CONSTRUCTION AND DEMOLITION.

3.0 DOCUMENTS

3.1 THESE DOCUMENTS HAVE BEEN COMPILED WITH THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR COVERED CONDITIONS, NOT INDICATED IN THE DOCUMENTS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING AND VERIFIED ALL CONDITIONS, DIMENSIONS, AND OTHER INFORMATION HEREIN SUPPLIED.

5.0 FOUNDATION NOTES

5.1 FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.

5.2 SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.

5.3 ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 10" GRAVEL BASE COMPACTED TO 95%.

- INTERIOR SLABS ON GRADE: 2,500 PSI.
- FROST WALL / FOUNDATIONS EXPOSED TO THE WHEATHER: 3,000 PSI.

5.5 CONCRETE SLABS TO HAVE CONTROL JOINTS AT 26 FT. (MAXIMUM) INTERVALS EA. WAY.
5.6 ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH
55# ROLL ROOFING.

5.7 ALL HOLD DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR INSPECTION.

6.0 CONSTRUCTION CODES:

MASSACHUSETTS 8TH EDITION BASE CODE
 2015 IPC - INTERNATIONAL, RESIDENTIAL CODE
 789 CUM - MA AMENDMENTS TO THE IRC
 2015 IBC - INTERNATIONAL BUILDING CODE
 2015 IEBC - INTERNATIONAL ENERGY CONSERVATION CODE
 2015 IMC - INTERNATIONAL, MECHANICAL CODE
 2015 IPC - INTERNATIONAL, FIRE CODE
 292 CUM - MA FIRE DEPARTMENT CRITICAL REGULATIONS
 292 CUM - MA FIRE DEPARTMENT CRITICAL REGULATIONS
 248 CUM - MA PLUMBING REGULATIONS

7.0 LIST OF DRAWINGS:

- A-01 - GENERAL NOTES & SPECIFICATIONS
- A-02 - SITE, GROUND & 2ND FLOOR LAYOUT
- A-03 - ELEVATIONS
- A-04 - SECTIONS & ELECTRICAL
- A-05 - DETAILS
- A-06 - STAIR & RAILING DETAILS/2ND & ROOF FRAMING

3.2 ALL DIMENSIONS AND LAYOUTS SHALL BE FIELD VERIFIED BY THE CONTRACTOR/OWNER TO CORRELATE WITH THE ARCHITECT'S SHALL DRAWINGS WITH APPROVED SITE PLAN, ANY INCONSISTENCIES DISCREPANCIES OR AMBIGUITIES SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

3.3 ALL WORKING STANDARDS DWELLING.

3.4 CONTRACTOR SHALL BE REVIEW AND REPORT ANY INCONSISTENCIES

OUR OWN INDEPENDENTLY OBTAINED APPROVALS AND PERMITS FOR CONSTRUCTION FROM THE MUNICIPAL AGENCIES INVOLVED IN THE PROJECT. PRIOR TO COMMENCEMENT OF WORK, AT HIS OWN EXPENSE.

3.5 CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

4.0 TRADES

4.1 THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SAMPLES OF ALL FINISH MATERIAL, SHALL BE SUBMITTED TO OWNER AND OR ARCHITECT FOR REVIEW AND APPROVAL. THE GENERAL CONTRACTOR SHALL PURCHASE BEFORE APPOINTMENT AND THE SUBSEQUENTLY DESIGNER FOR APPROVAL, INCLUDING PAINT SAMPLE. ANY FINISHERS THAT ARE NOT SPECIFIED IN THE SCHEDULE WILL BE CONSIDERED FOR PRODUCT METHODS THAT CANNOT BE PROVIDED AS A RESULT OF CONTRACTORS FAILURE TO ORDER PRODUCTS IN A TIMELY MANNER, PURSUANT TO WORK PROMPTLY, OR TO COORDINATE THE VARIOUS ACTIVITIES PROPERLY.

4.2 THE CONTRACTOR SHALL NOT BE RELEASED OF RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE PRESENCE OR ABSENCE OF ANY TYPE OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES, OR SIMILAR SUBMITTALS UNLESS THE OWNER AND ARCHITECT SPECIFICALLY INSTRUCTED THE OWNER AND/OR DESIGNER IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMITTAL AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION. THE CONTRACTOR SHALL NOT BE RELEASED FROM LIABILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLES, OR SIMILAR SUBMITTALS BY THE OWNER AND/OR DESIGNER APPROVAL THEREOF.

4. AS ELECTRICAL CONTRACTOR TO PROVIDE DESIGN & BUILD SERVICES ALL WORK TO BE IN COMPLIANCE WITH CHA, A NPSA AND GENIECHARTING COMPANY REQUIREMENTS. THE CONTRACTOR COORDINATE ALL THEWORK WITH GENERAL CONTRACTOR, SERVICE TO BE DESIGNED FOR 200 AMP WITH DIESEL ENGINEERED GENERATOR. CONTRACTOR FOR ALL DCAO, THERE ARE NO ALLOWANCES IN CONTRACT. OWNER TO SELECT ALL LIGHTING FIXTURES AND MATERIALS FOR CONTRACTOR TO INSTALL. PROVIDE PERMIT AND SCHEDULE ALL INSPECTIONS IN A TIMELY FASHION. PROVIDE DASHBOARD MONITORING AND HEAT DETECTORS PER CODE REQUIREMENTS.

4.4 IF CONFLICTS OCCUR BETWEEN DWS AND SPECS OR PRODUCT'S PROCEDURES, ETC. THE MORE STRINGENT DETAIL AND HIGHER QUALITY SHALL BE CONSIDERED THE INTENT OF THE CONTRACT DOCUMENTS. OWNERS' KNOW DESIGNERS' CONFIRMATION IS REQUIRED.



1 External Render 4
12" = 1'-0"

SCHEDULE OF LOT AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS

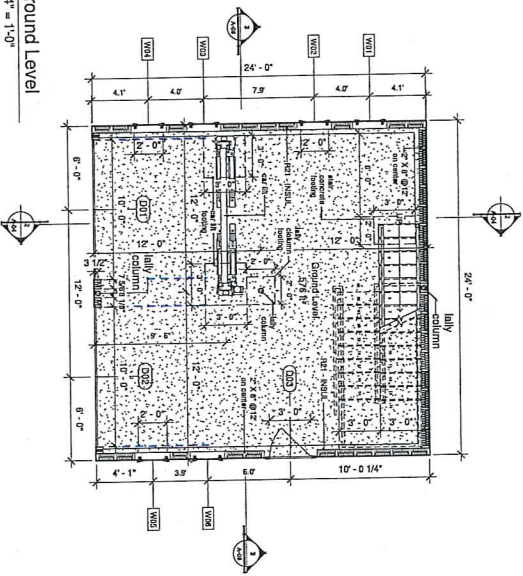
District	Area (Acres)	Minimum Lot Dimensions			Maximum Yard			Maximum Height		
		Continuous Frontage (Feet)	Depth (Feet)	Lot Width (Minimum Allowable) (Feet)	Side (Feet)	Rear (Feet)	Street (Feet)	Front (Feet)	Structure (Feet)	Maximum Impervious Coverage of Building (Ground)
Residential I	40,000	200	100	100	40	40	40	3	35	25
Residential II	20,000	200	100	100	40	40	40	3	35	25
Residential III	10,000	200	100	100	40	40	40	3	35	25
Residential IV	5,000	200	100	100	40	40	40	3	35	25
Residential V	2,500	200	100	100	40	40	40	3	35	25
Residential VI	1,000	200	100	100	40	40	40	3	35	25
Residential VII	500	200	100	100	40	40	40	3	35	25
Residential VIII	250	200	100	100	40	40	40	3	35	25
Residential IX	125	200	100	100	40	40	40	3	35	25
Residential X	62.5	200	100	100	40	40	40	3	35	25
Commercial I	40,000	200	100	100	40	40	40	3	35	25
Commercial II	20,000	200	100	100	40	40	40	3	35	25
Commercial III	10,000	200	100	100	40	40	40	3	35	25
Commercial IV	5,000	200	100	100	40	40	40	3	35	25
Commercial V	2,500	200	100	100	40	40	40	3	35	25
Commercial VI	1,000	200	100	100	40	40	40	3	35	25
Commercial VII	500	200	100	100	40	40	40	3	35	25
Commercial VIII	250	200	100	100	40	40	40	3	35	25
Commercial IX	125	200	100	100	40	40	40	3	35	25
Commercial X	62.5	200	100	100	40	40	40	3	35	25
Mixed Business/Industrial	40,000	200	100	100	40	40	40	3	35	25
Mixed Business/Industrial	20,000	200	100	100	40	40	40	3	35	25
Mixed Business/Industrial	10,000	200	100	100	40	40	40	3	35	25
Mixed Business/Industrial	5,000	200	100	100	40	40	40	3	35	25
Mixed Business/Industrial	2,500	200	100	100	40	40	40	3	35	25
Mixed Business/Industrial	1,000	200	100	100	40	40	40	3	35	25
Mixed Business/Industrial	500	200	100	100	40	40	40	3	35	25
Office	40,000	200	100	100	40	40	40	3	35	25
Office	20,000	200	100	100	40	40	40	3	35	25
Office	10,000	200	100	100	40	40	40	3	35	25
Office	5,000	200	100	100	40	40	40	3	35	25
Office	2,500	200	100	100	40	40	40	3	35	25
Office	1,000	200	100	100	40	40	40	3	35	25
Office	500	200	100	100	40	40	40	3	35	25

Door Schedule			
TAG	Level	Height	Width
D01	Ground	10'-0"	10'-0"
D02	Ground	10'-0"	10'-0"
D03	Ground	7'-0"	3'-0"

Window Schedule			
TAG	Level	Height	Width
W01	Ground	4'-0"	2'-0"
W02	Ground	4'-0"	2'-0"
W03	Ground	4'-0"	2'-0"
W04	Ground	4'-0"	2'-0"
W05	Ground	4'-0"	2'-0"
W06	Ground	4'-0"	2'-0"
W07	2nd Level	4'-0"	4'-0"
W08	2nd Level	4'-0"	4'-0"
W09	2nd Level	4'-0"	4'-0"
W10	2nd Level	4'-0"	4'-0"

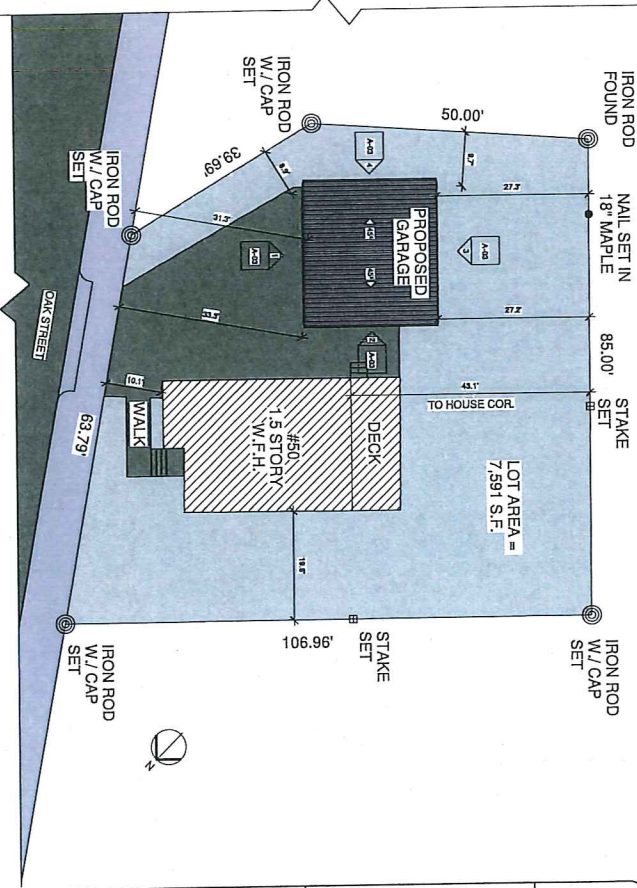
Window Schedule			
TAG	Level	Height	Width
W01	Ground	4'-0"	2'-0"
W02	Ground	4'-0"	2'-0"
W03	Ground	4'-0"	2'-0"
W04	Ground	4'-0"	2'-0"
W05	Ground	4'-0"	2'-0"
W06	Ground	4'-0"	2'-0"
W07	2nd Level	4'-0"	4'-0"
W08	2nd Level	4'-0"	4'-0"
W09	2nd Level	4'-0"	4'-0"
W10	2nd Level	4'-0"	4'-0"

2 Ground Level



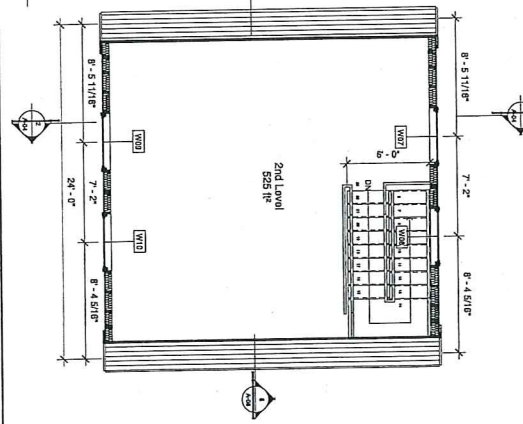
1 Site

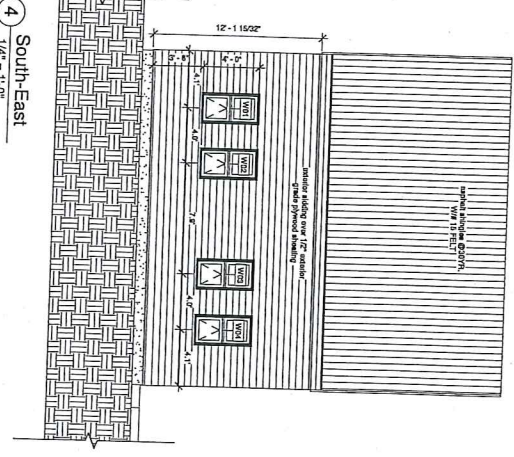
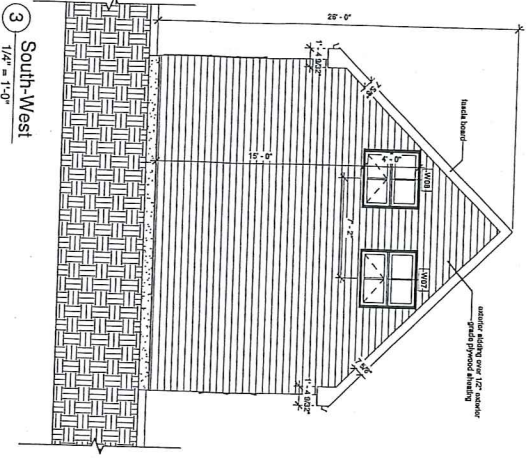
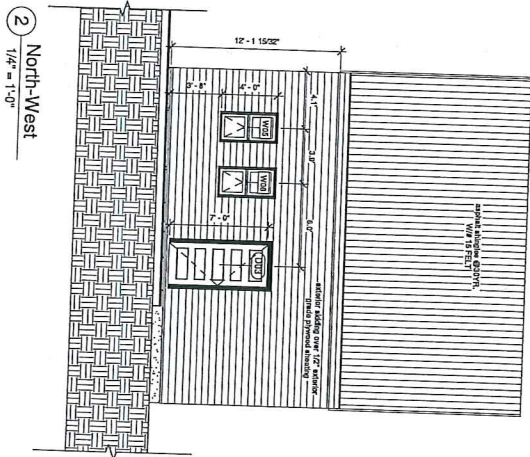
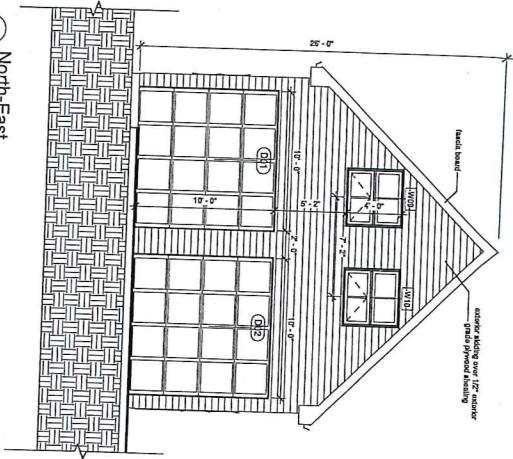
1" = 10'-0"



3 2nd Level

1/4" = 1'-0"





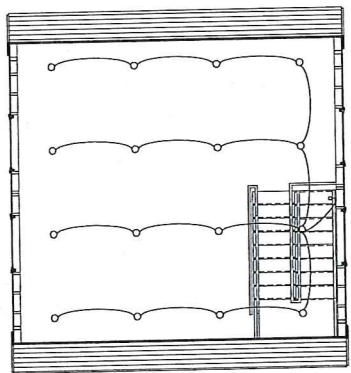
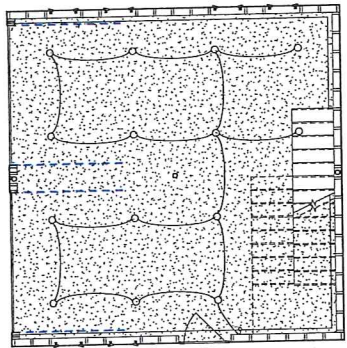
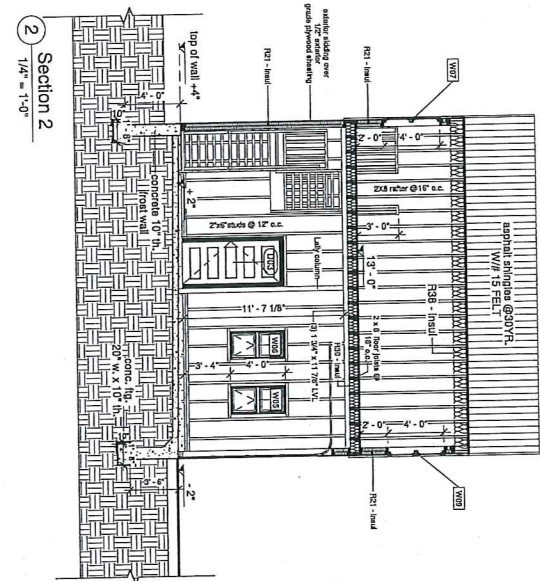
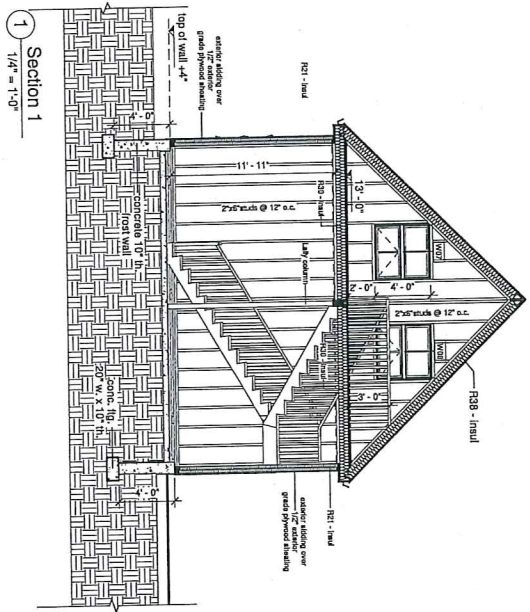
MF ENGINEERING & DESIGN INC.
 142 FISHER STREET
 WEST BOROUGH, MA 01581
 EMAIL: CARLOS.FERREIRA@MF-ENG.COM
 PHONE: (508) 331-7261

ADDRESS:
 50, Oak Street
 Franklin, MA

DRAWN BY: FLM
 AREA: 1050 ft²

SCALE: 1/4" = 1'-0"
 DATE: 16/03/2021 19:56:58

SHEET N°:
 A-03



Ground Level - electrical

2nd Level - electrical



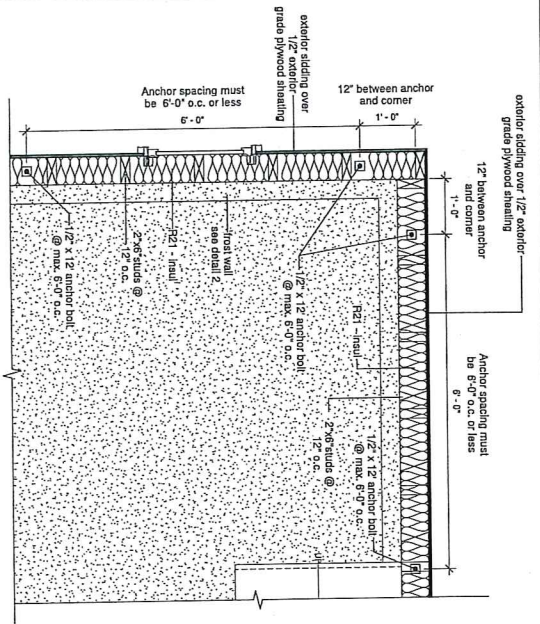
MF ENGINEERING & DESIGN INC.
142 FISHER STREET
WESTBOROUGH, MA 01581
EMAIL: CARLOS.FERRERA@MF-ENG.COM
PHONE: (508) 331-7281

ADDRESS:
50, Oak Street
Franklin, MA

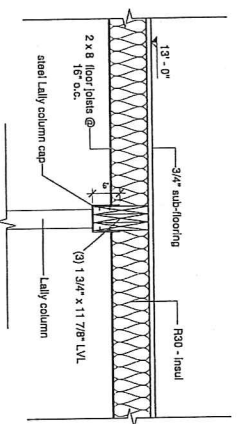
DRAWN BY: FLM
AREA: 1050 ft²

SCALE: 1/4" = 1'-0"
DATE: 15/03/2021 19:57:50

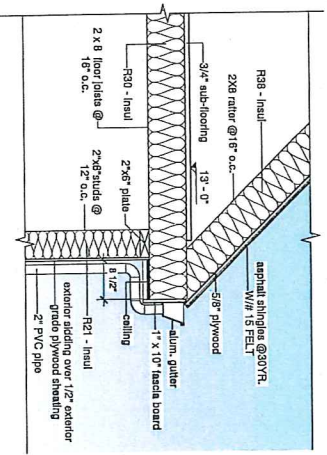
SHEET N°:
A-04



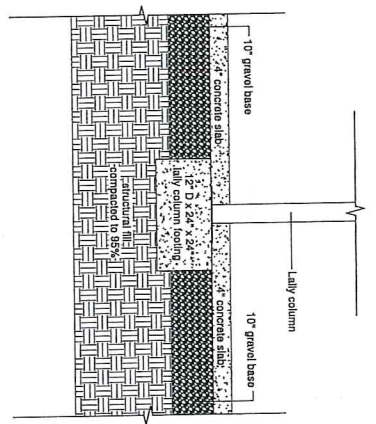
1 Detail 1 - Anchor Bolts
1" = 1'-0"



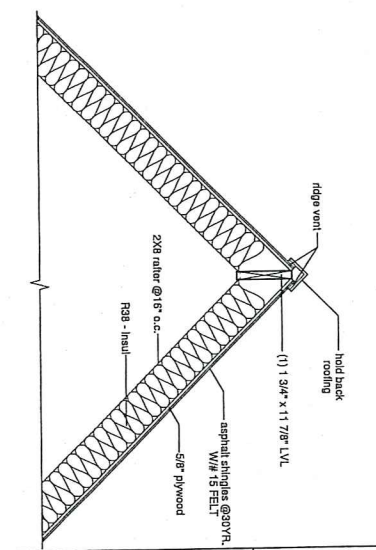
4 Detail 4 - Beam
1" = 1'-0"



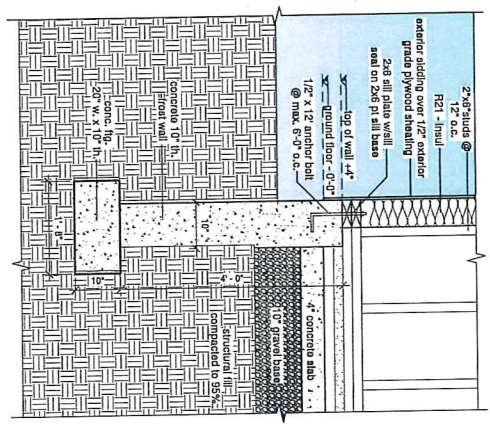
5 Detail 5 - Roof
1" = 1'-0"



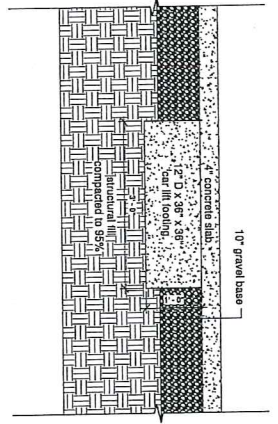
3 Detail 3 - Lally column foot
1" = 1'-0"



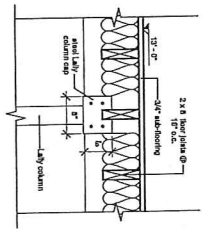
6 Detail 6 - Ridge
1" = 1'-0"



2 Detail 2 - Frost Wall
1" = 1'-0"

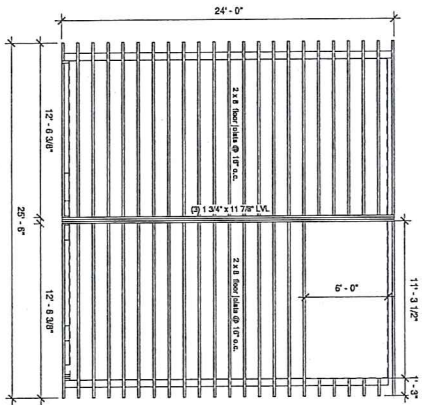


9 Detail 9 - Car Lift footing
1" = 1'-0"

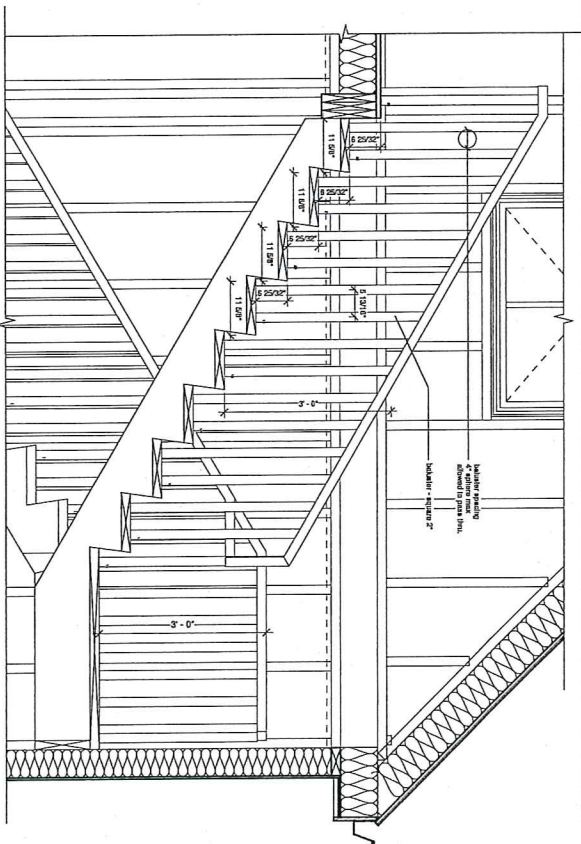


10 Detail 10 - Lally column cap
1" = 1'-0"

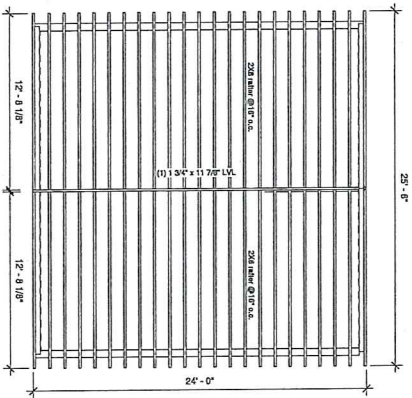




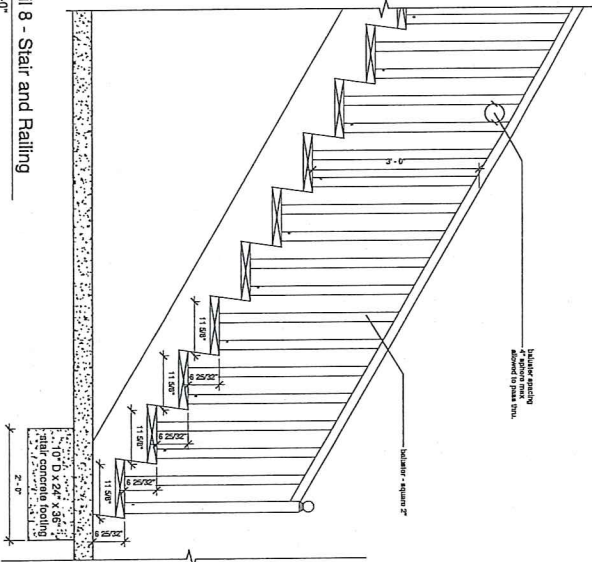
1 2nd framing
1/4" = 1'-0"



3 Stair and Railing
1" = 1'-0"



2 Roof framing
1/4" = 1'-0"



4 Stair and Railing
1" = 1'-0"



MF ENGINEERING & DESIGN INC.
142 FISHER STREET
WEST BOROUGH, MA 01581
EMAIL: CARLOS.FERRIERA@MF-ENG.COM
PHONE: (508) 331-7261

ADDRESS:
50, Oak Street
Franklin, MA

DRAWN BY: FLM
AREA: 1050 ft²

SCALE: As indicated
DATE: 15/03/2021 19:57:03

SHEET N°:
A-06

Town of Franklin – Board of Assessors

355 East Central St
Franklin, MA 02038
Tel # 508-520-4920
Fax # 508-520-4923

Abutters List Request Form

Please Note: A \$25.00 Fee PER PARCEL 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 payment and submission of the form for the Assessors office to complete the processing of your request.

Date of Request 5 / 27 / 2021

Assessors Parcel ID # (12 digits) 269 - 105 - 000 - 000

Property Street Address 50 Oak Street

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 Kristen Alexia-Zocoli & Fabiano Zocoli

Property Owner's Mailing Address 50 - Oak Street

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508 - 904 - 4677

Requestor's Name (if different from Owner) Scott D. Carney

Requestor's Address KJC, LLP, 144 Tremont Street, Boston, MA 02111

Requestor's Telephone # 617 - 556 - 0244

Office Use Only: Date Fee Paid / / Paid in Cash \$

Paid by Check \$ Check # Town Receipt #

RETURN TO ZBA CLERK

300' Abutters List Report

Franklin, MA
May 30, 2021

Subject Parcel:

Parcel Number:	269-105-000	Mailing Address:	ALEXION-ZOCOLI KRISTEN ZOCOLI
CAMA Number:	269-105-000-000		FABRICIO
Property Address:	50 OAK ST		50 OAK ST
			FRANKLIN, MA 02038

Abutters:

Parcel Number:	269-100-000	Mailing Address:	LOMBARDI CLAIRE TR CLAIRE A
CAMA Number:	269-100-000-000		LOMBARDI LIVING TRUST
Property Address:	38 OAK ST		38 OAK ST
			FRANKLIN, MA 02038

Parcel Number:	269-101-000	Mailing Address:	PEIPMAN MICHAEL PEIPMAN PAULA A
CAMA Number:	269-101-000-000		48 OAK ST
Property Address:	48 OAK ST		FRANKLIN, MA 02038

Parcel Number:	269-103-000	Mailing Address:	FRANKLIN TOWN OF
CAMA Number:	269-103-000-000		355 EAST CENTRAL STREET
Property Address:	10 DANIEL MCCA HILL ST		FRANKLIN, MA 02038

Parcel Number:	269-103-001	Mailing Address:	OWNER UNKNOWN
CAMA Number:	269-103-001-000		355 EAST CENTRAL ST
Property Address:	OAK ST		FRANKLIN, MA 02038

Parcel Number:	269-105-000	Mailing Address:	ALEXION-ZOCOLI KRISTEN ZOCOLI
CAMA Number:	269-105-000-000		FABRICIO
Property Address:	50 OAK ST		50 OAK ST
			FRANKLIN, MA 02038

Parcel Number:	269-106-000	Mailing Address:	JOHNSON ERIC W JOHNSON LINDA J
CAMA Number:	269-106-000-000		60 OAK ST
Property Address:	60 OAK ST		FRANKLIN, MA 02038

Parcel Number:	269-107-000	Mailing Address:	MELO MARION P SIMS PAMELA A
CAMA Number:	269-107-000-000		62 OAK ST
Property Address:	62 OAK ST		FRANKLIN, MA 02038

Parcel Number:	269-108-000	Mailing Address:	PETITT LISA FEDERICO, DONNA
CAMA Number:	269-108-000-000		CHESCHI, LINDA
Property Address:	70 OAK ST		70 OAK ST
			FRANKLIN, MA 02038

Parcel Number:	269-109-000	Mailing Address:	ILLINGWORTH RACHEL
CAMA Number:	269-109-000-000		78 OAK ST
Property Address:	78 OAK ST		FRANKLIN, MA 02038

Parcel Number:	269-110-000	Mailing Address:	FRANKLIN TOWN OF HORACE
CAMA Number:	269-110-000-000		MANN/OAK ST ELEMENTARY
Property Address:	224 OAK ST		224 OAK ST
			FRANKLIN, MA 02038

300' Abutters List Report

Franklin, MA
May 30, 2021

Parcel Number:	269-116-000	Mailing Address:	RAZZANO MICHAEL J RAZZANO
CAMA Number:	269-116-000-000		ELIZABETH A
Property Address:	71 OAK ST		71 OAK ST
			FRANKLIN, MA 02038
Parcel Number:	269-117-000	Mailing Address:	GOEBEL MATTHEW T GOEBEL JENNIFER
CAMA Number:	269-117-000-000		C
Property Address:	67 OAK ST		67 OAK ST
			FRANKLIN, MA 02038
Parcel Number:	269-118-000	Mailing Address:	KING RICHARD F & LINDA R TRS KING
CAMA Number:	269-118-000-000		FAMILY IRREVOCABLE TRUST
Property Address:	65 OAK ST		65 OAK ST
			FRANKLIN, MA 02038
Parcel Number:	269-119-000	Mailing Address:	MCGUIRE FRANCIS T JR MCGUIRE JOAN
CAMA Number:	269-119-000-000		M
Property Address:	61 OAK ST		61 OAK ST
			FRANKLIN, MA 02038
Parcel Number:	269-120-000	Mailing Address:	KOSMENKO, ALEXANDER H J/T KOSM
CAMA Number:	269-120-000-000		CUSSON, MARLENE J/T
Property Address:	57 OAK ST		57 OAK ST
			FRANKLIN, MA 02038
Parcel Number:	269-121-000	Mailing Address:	CAI WENYAN WANG XIANG
CAMA Number:	269-121-000-000		53 OAK ST
Property Address:	53 OAK ST		FRANKLIN, MA 02038
Parcel Number:	269-122-000	Mailing Address:	TODARO BARBARA A L/E TODARO
CAMA Number:	269-122-000-000		TAMMY A
Property Address:	8 CONCORD ST		8 CONCORD ST
			FRANKLIN, MA 02038
Parcel Number:	269-123-000	Mailing Address:	GABRIEL MARY ANN
CAMA Number:	269-123-000-000		10 CONCORD ST
Property Address:	10 CONCORD ST		FRANKLIN, MA 02038
Parcel Number:	269-124-000	Mailing Address:	LAMBERT CHARLES E TR CHARLES
CAMA Number:	269-124-000-000		LAMBERT REVOCABLE TRST
Property Address:	10 LEXINGTON ST		10 LEXINGTON ST
			FRANKLIN, MA 02038
Parcel Number:	269-125-000	Mailing Address:	MESEN GERARDO MORALES LIGIA
CAMA Number:	269-125-000-000		14 LEXINGTON ST
Property Address:	14 LEXINGTON ST		FRANKLIN, MA 02038
Parcel Number:	269-126-000	Mailing Address:	LAGOA TARA E
CAMA Number:	269-126-000-000		18 LEXINGTON ST
Property Address:	18 LEXINGTON ST		FRANKLIN, MA 02038
Parcel Number:	269-151-000	Mailing Address:	REILLY JASON C REILLY COURTNEY L
CAMA Number:	269-151-000-000		7 CONCORD ST
Property Address:	7 CONCORD ST		FRANKLIN, MA 02038

300' Abutters List Report

Franklin, MA
May 30, 2021

Parcel Number:	269-152-000	Mailing Address:	FITZPATRICK JAMES E DUNCAN
CAMA Number:	269-152-000-000		JENNIFER
Property Address:	47 OAK ST		47 OAK ST
			FRANKLIN, MA 02038
Parcel Number:	269-153-000	Mailing Address:	HOUGH JOHN M HOUGH JULIE M
CAMA Number:	269-153-000-000		43 OAK ST
Property Address:	43 OAK ST		FRANKLIN, MA 02038

LOMBARDI CLAIRE TR
CLAIRE A LOMBARDI LIVING
38 OAK ST
FRANKLIN, MA 02038

PEIPMAN MICHAEL
PEIPMAN PAULA A
48 OAK ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

OWNER UNKNOWN
355 EAST CENTRAL ST
FRANKLIN, MA 02038

ALEXION-ZOCOLI KRISTEN
ZOCOLI FABRICIO
50 OAK ST
FRANKLIN, MA 02038

JOHNSON ERIC W
JOHNSON LINDA J
60 OAK ST
FRANKLIN, MA 02038

MELO MARION P
SIMS PAMELA A
62 OAK ST
FRANKLIN, MA 02038

PETITT LISA
FEDERICO, DONNA CHESCHI,
70 OAK ST
FRANKLIN, MA 02038

ILLINGWORTH RACHEL
78 OAK ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
HORACE MANN/OAK ST ELEMEN
224 OAK ST
FRANKLIN, MA 02038

RAZZANO MICHAEL J
RAZZANO ELIZABETH A
71 OAK ST
FRANKLIN, MA 02038

GOEBEL MATTHEW T
GOEBEL JENNIFER C
67 OAK ST
FRANKLIN, MA 02038

KING RICHARD F & LINDA R
KING FAMILY IRREVOCABLE T
65 OAK ST
FRANKLIN, MA 02038

MCGUIRE FRANCIS T JR
MCGUIRE JOAN M
61 OAK ST
FRANKLIN, MA 02038

KOSMENKO, ALEXANDER H J/T
CUSSON, MARLENE J/T
57 OAK ST
FRANKLIN, MA 02038

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WANG XIANG
53 OAK ST
FRANKLIN, MA 02038

TODARO BARBARA A L/E
TODARO TAMMY A
8 CONCORD ST
FRANKLIN, MA 02038

GABRIEL MARY ANN
10 CONCORD ST
FRANKLIN, MA 02038

LAMBERT CHARLES E TR
CHARLES LAMBERT REVOCABLE
10 LEXINGTON ST
FRANKLIN, MA 02038

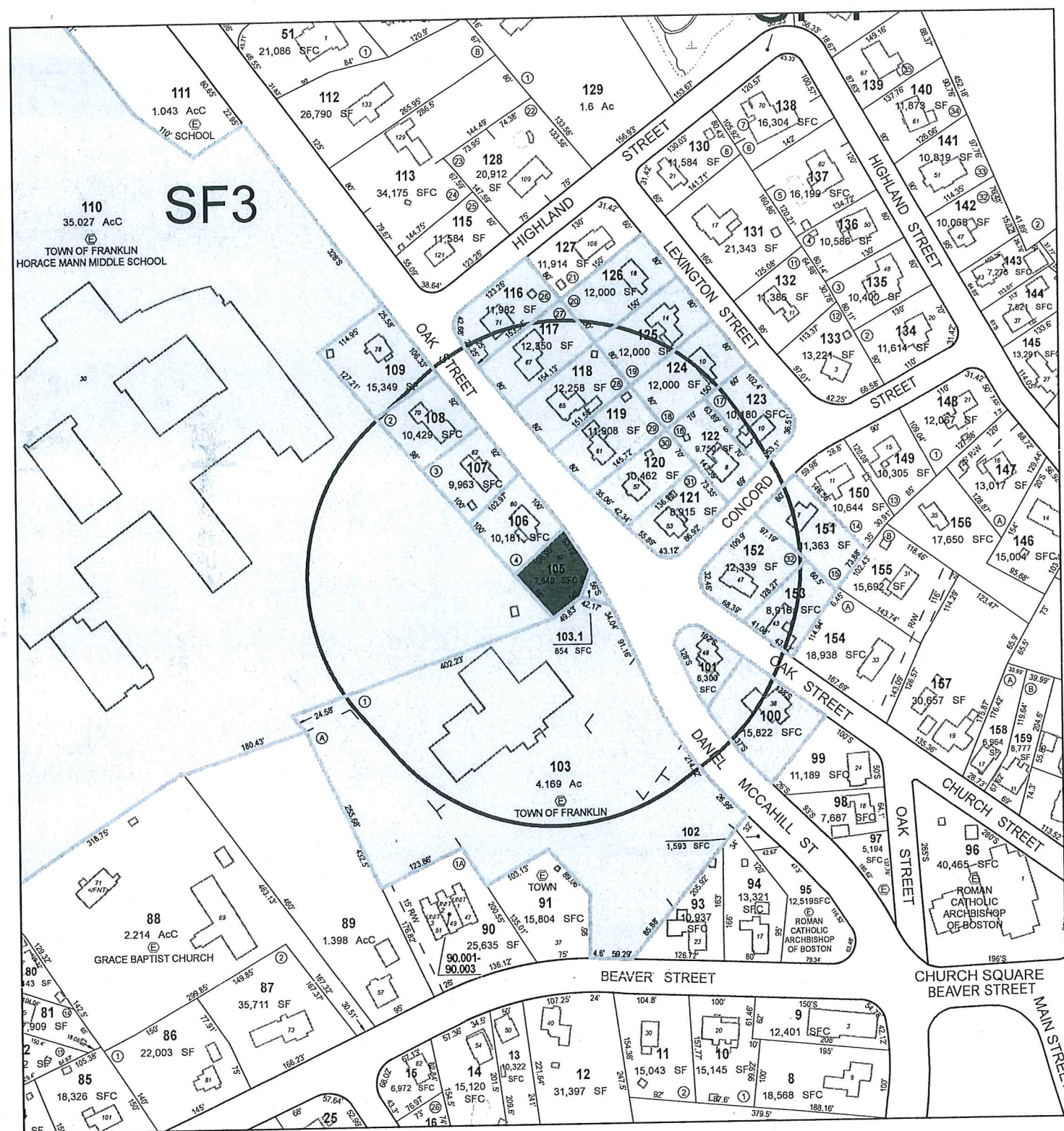
MESEN GERARDO
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14 LEXINGTON ST
FRANKLIN, MA 02038

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FRANKLIN, MA 02038

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DUNCAN JENNIFER
47 OAK ST
FRANKLIN, MA 02038

HOUGH JOHN M
HOUGH JULIE M
43 OAK ST
FRANKLIN, MA 02038



50 OAK ST - 300' ABUTTERS
 Town of Franklin



5/30/2021



