

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: Raymond A. Brouwer

LOCATION: 57 Country Club Drive

ZONING DISTRICT: RR 1

TYPE OF PROJECT: CONSTRUCTION OF A 6' X 11' Covered Front Porch

DATE: 04/20/2022 **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 a 6' x 11' covered front porch that is 37.4' from the front setback where 40' 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 04/20/2022**

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

RECEIVED
TOWN OF FRANKLIN

APR 21 2022

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

TOWN OF FRANKLIN
TOWN CLERK

2022 APR 21 P 1:40

ZONING BOARD OF APPEALS

ZBA APPLICATION FORM

GENERAL INFORMATION

RECEIVED

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

Special Permit: _____ Variance: ☒ Appeal: _____

PETITIONER: Raymond A. Brouwer

PETITIONER'S ADDRESS: 57 Country Club Drive PHONE: 508-269-7772

LOCATION OF PROPERTY: _____

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: _____

ASSESSORS MAP & PARCEL: Parcel ID 283-023-000-000

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

replace existing stairs with covered porch. roof is built 37 1/4" into the setback
and porch deck is built 19" into setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article _____ Section _____

Article _____ Section _____

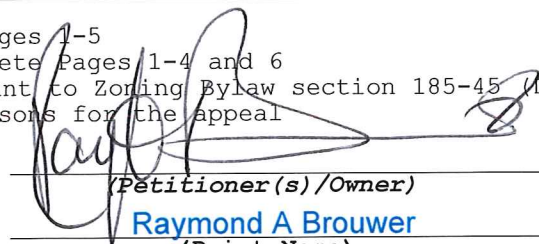
Article _____ Section _____

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):



(Petitioner(s)/Owner)

Raymond A Brouwer
(Print Name)

Address: 57 Country Club Drive, Franklin, Ma. 02038

Tel. No.: 508-269-7772

E-Mail Address: ray@hbcorp.net

Date: 04/19/2022

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

Municipal Building
355 East Central Street
Franklin, MA 02038
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:

A literal enforcement of the zoning bylaw creates a substantial hardship in that it limits my ability to build an adequate porch covering from the elements. We are adding a covered porch to update the safety of the steps, handrails and the entrance of our house to accommodate senior family members access to our home. The current bylaws would only allow for a porch deck 50" deep and an insufficient roof overhead that would creep a few inches into the min. setback.

- 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:

- C) Desirable relief may be granted without either:

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

If the variance is granted, I am able to build a safe entrance for persons of all abilities while adding a proportionate structure with beauty to my neighborhood.

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

Granting the variance for my building permit will not deter from the overall neighborhood character and beauty.

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 - OWNERSHIP INFORMATION

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

I/We Raymond and Carrie Brouwer
(OWNER)

Address: 57 Country Club Drive, Franklin, Ma. 02038

State that I/We own the property located at 57 Country Club Drive, Franklin, Ma. 02038, which is the subject of this zoning application.

The record title of this property is in the name of _____
Raymond A. Brouwer and Carrie G. Brouwer

*Pursuant to a deed of duly recorded in the date 05/31/2007, Norfolk County Registry of Deeds at Book 24853, Page 3; or Dedham Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



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

Bk 24853 Pg 3 #58619
05-31-2007 @ 02:34p

NOT QUITCLAIM DEED NOT
AN AN

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

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

OFFICIAL OFFICIAL
I, Urmila V. Patel, of 8 Ridge Road, Norfolk, MA, Norfolk County, MA

for consideration paid of: 367, 500.00 (Three Hundred Sixty Seven Thousand Five Hundred Dollars and 00/100 Cents)

grants to: Raymond A. Brouwer and Carrie G. Brouwer, as Husband and Wife tenants by the entirety of 57 Country Club Dr. Franklin, MA.

with Quitclaim Covenants

The land with the buildings thereon situated in Franklin, Norfolk County, Massachusetts, being shown as Lot 15A, Country Club Drive on a plan entitled "Modifications to "Country Club Estates", Franklin, Mass., owned by Campanelli, Inc.", dated May 13, 1968, by Bradford Saivets & Associates, Inc., Consulting Civil Engineers, Quincy, Mass., recorded with Norfolk County Registry of Deeds as plan No. 577 of 1968, in Plan Book 224, and according to said plan bounded and described as follows;

Northwesterly	by Country Club Drive, two hundred and 00/100 (200.00) feet;
Southwesterly	by Lot 16A, as shown on said plan, two hundred and 00/100 (200.00)
Southeasterly	by land new or formerly of said Capanelli, Inc., two hundred And 00/100 (200.00) feet; and
Northeasterly	by Lot 144, as shown on said plan, two hundred and 00/100 200.00) feet.

Containing according to said plan 40,000 square feet of land.

Being the same premises conveyed to the Grantor herein by deed dated October 20, 1977 and recorded in Norfolk County Registry of Deeds Book 5396 Page 199.

PROPERTY ADDRESS: 57 Country Club Drive, Franklin, MA 02038

CANCELLED

MAY 31 2007

DEEDS
DEEDS
NORFOLK

15/31/07 2:37PM
10000 #3680

TEE \$1675.80

CASH \$1675.80

John H.
LAW OFFICE OF DALE J. TAMBURRO
30 CONCORD AVENUE 3rd FLOOR
BELMONT MA 02478
(617) 489-5919 FX (617) 489-5840

THE LAW OFFICE OF DALE J. TAMBURRO
30 CONCORD AVENUE 3rd FLOOR
BELMONT MA 02478
PH (617) 489-5919 FX (617) 489-5840

NOT AN
WITNESS their hand(s) and seal(s) this May 31, 2007. OFFICIAL
COPY

Urmila V. Patel
Urmila V. Patel

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

May 31, 2007

On this day May 31, 2007, before me, the undersigned notary public, personally appeared Urmila V. Patel who proved to me through satisfactory evidence of identification, which were drivers license, and is known to me personally, to be the person whose name is signed on the preceding document or attached document, and acknowledged to me that he signed it voluntarily and for its stated purpose.

[Signature]
Notary Public.
My commission expires:

Official Seal:



MICHAEL J. BURGESS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 19, 2010

**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: Raymond A. Brouwer PRESENT USE/OCCUPANCY: Residential

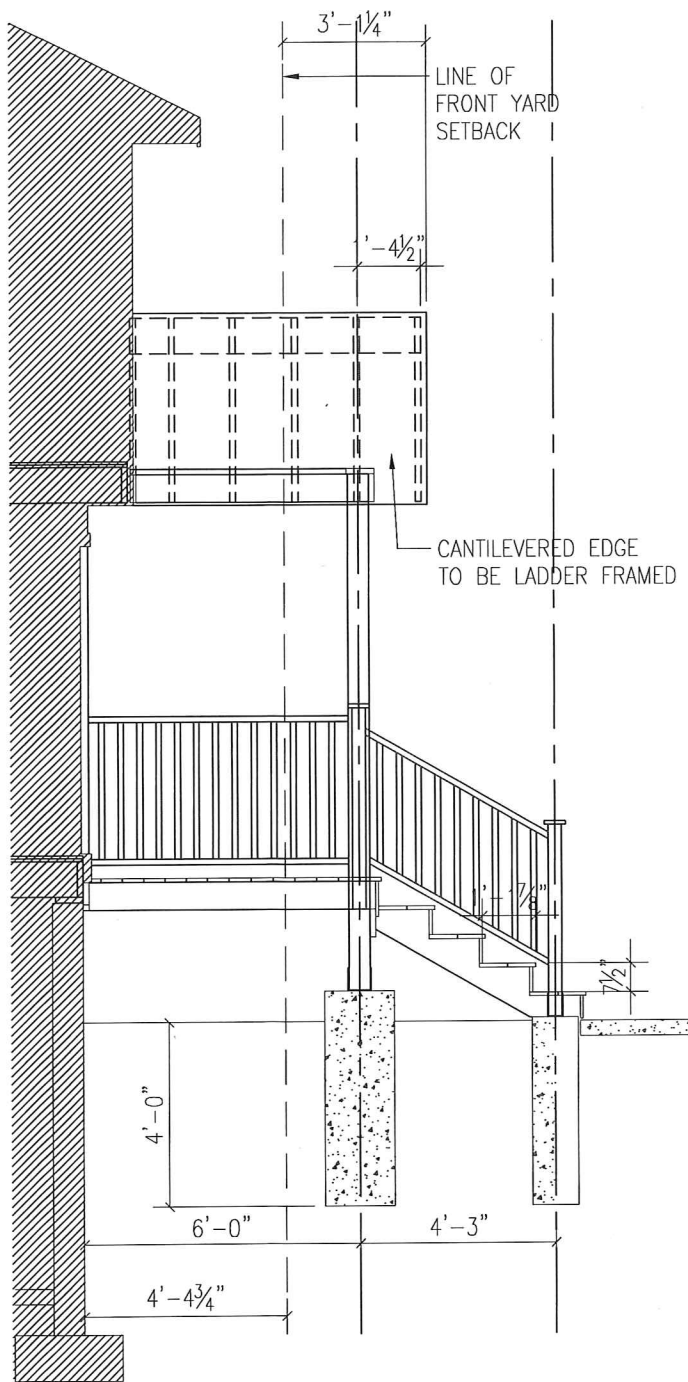
LOCATION: 57 Country Club Drive, Franklin, Ma. 02038 ZONE: Rural Residential I

PHONE: 508-269-7772 REQUESTED USE/OCCUPANCY: _____

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>Lot Area:</u>		<u>40,000 sq ft</u>	_____	<u>40,000 sq ft</u> (min.)
<u>Continuous Frontage:</u>		_____	_____	<u>200'</u> (min.)
<u>Size of Lot:</u>	Width	<u>180'</u>	_____	<u>180'</u> (min.)
	Depth	<u>40'</u>	_____	<u>40'</u> (min)
<u>Setbacks in Feet:</u>	Front	<u>44.4'</u>	38.4' <u>37.4'</u>	<u>40'</u> (min.)
	Rear	<u>131.3'</u>	_____	<u>40'</u> (min.)
	Left Side	<u>90.5'</u>	_____	<u>40'</u> (min.)
	Right Side	<u>61'</u>	_____	<u>40'</u> (min.)
<u>Building Height:</u>	Stories	<u>2 1/2</u>	_____	<u>3</u> (max.)
	Feet	_____	_____	<u>35'</u> (max.)
<u>NO. of Dwelling Units:</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.

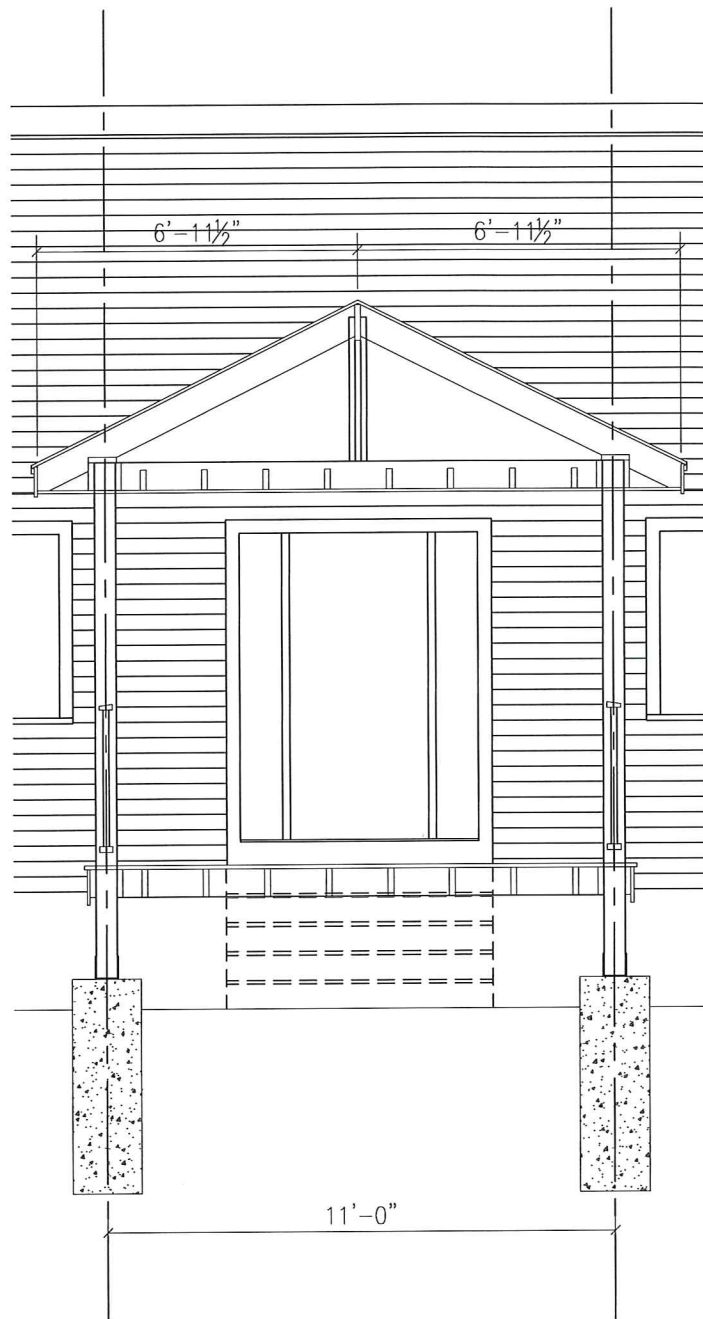
N/A



SECTION

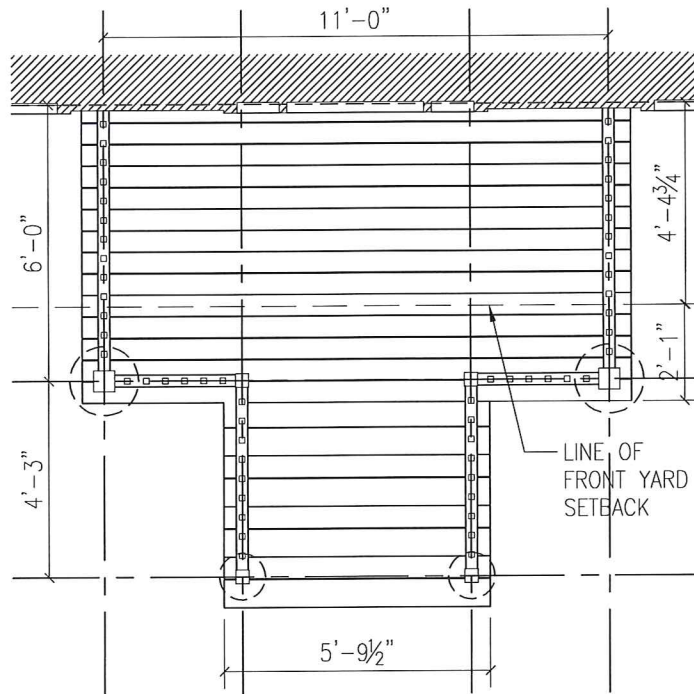
SCALE: 1/4" = 1'-0"

BROUWER RESIDENCE - NEW ENTRY PORCH
 57 COUNTRY CLUB DRIVE
 FRANKLIN, MA 02038
 DATE: 08/31/21



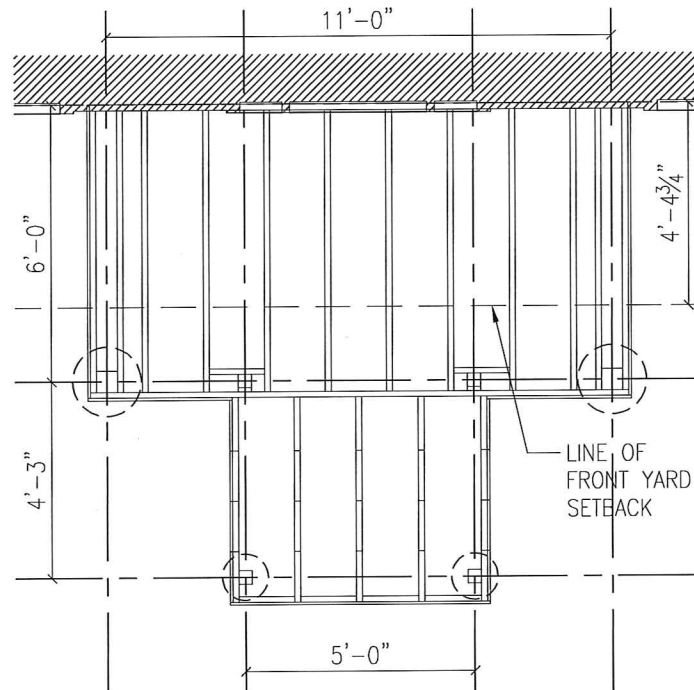
ELEVATION

SCALE: 1/4" = 1'-0"



PLAN

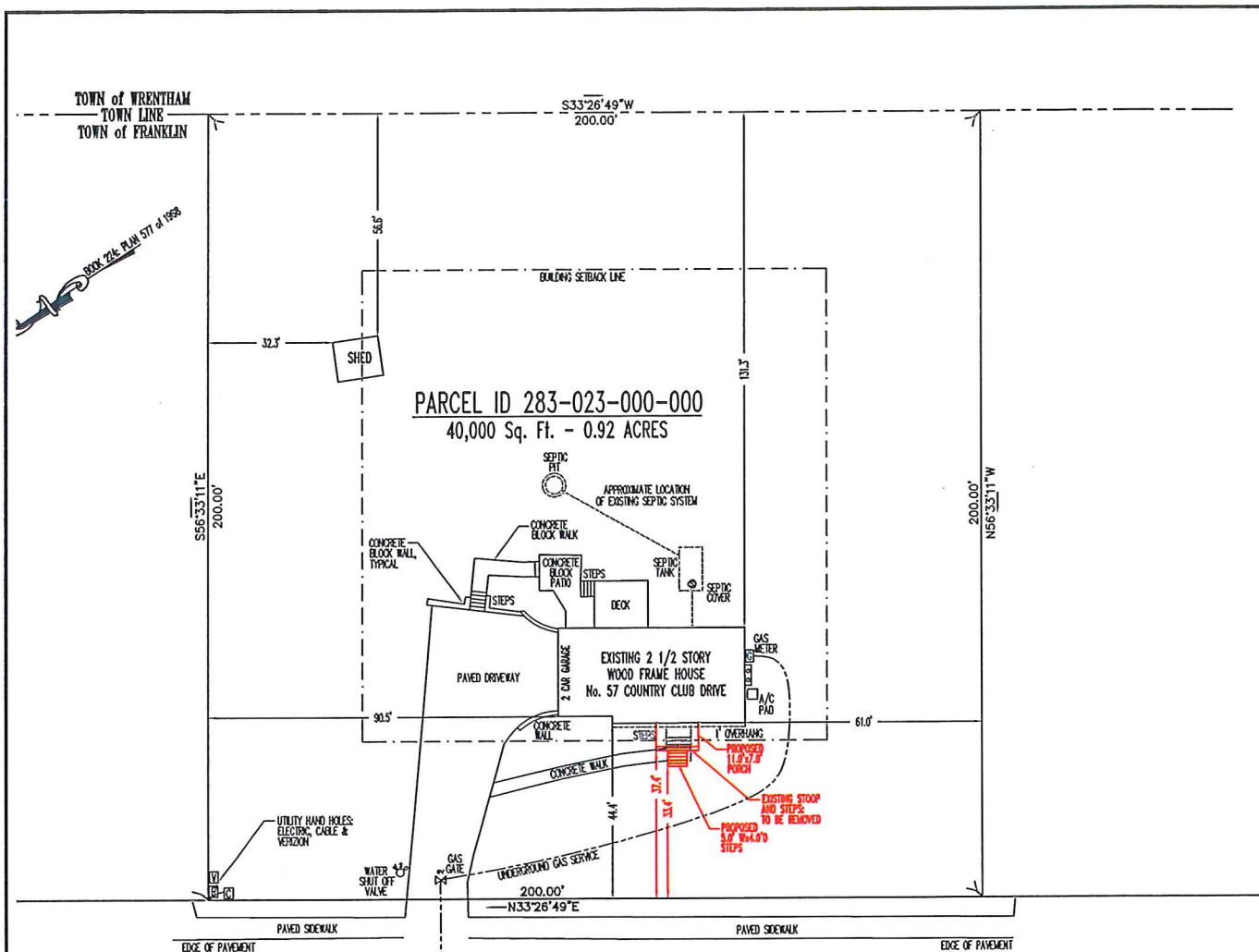
SCALE: $\frac{1}{4}" = 1'-0"$



FRAMING PLAN

SCALE: $\frac{1}{4}" = 1'-0"$

BROUWER RESIDENCE - NEW ENTRY PORCH
 57 COUNTRY CLUB DRIVE
 FRANKLIN, MA 02038
 DATE: 08/31/21



COUNTRY CLUB DRIVE
(PUBLIC - 50' WIDE)

RECEIVED
TOWN OF FRANKLIN

APR 21 2022

ZONING BOARD OF APPEALS

FLOOD ZONE LOCATION

THIS SITE LIES WITHIN FLOOD ZONE "X" AS INDICATED ON THE FLOOD INSURANCE RATE MAP PUBLISHED BY H.U.D. ZONE "X" IS INDICATED AS AREA OF MINIMAL FLOODING. LOCATED ON MAP #25021C0323E AND HAVING AN EFFECTIVE DATE OF JULY 17, 2012.

ZONING CRITERIA

ZONE DISTRICT	RURAL RESIDENTIAL 1
MINIMUM LOT SIZE	40,000 SQ. FT.
MINIMUM STREET FRONTAGE	200'
MINIMUM LOT WIDTH	180'
FRONT YARD SETBACK	40'
SIDE YARD SETBACK	40'
REAR YARD SETBACK	40'
MAXIMUM BUILDING HEIGHT	3 STORES or 35'

REFERENCES

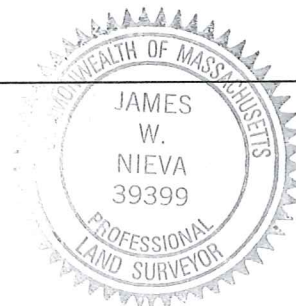
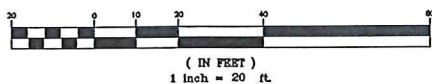
DEED REFERENCE: BOOK 24853, PAGE 3

PLAN REFERENCE: PLAN BOOK 224, PLAN 577 of 1968



Know what's below.
Call before you dig.

GRAPHIC SCALE



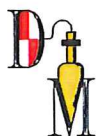
I CERTIFY THAT THE PROPOSED PORCH IS LOCATED AS SHOWN HEREON AND THAT THE PROPOSED PORCH DOES NOT MEET THE APPLICABLE SETBACK REQUIREMENTS OF THE ZONING BY-LAWS FOR THE TOWN OF FRANKLIN, MASSACHUSETTS.

PROPOSED PORCH IS NON-CONFORMING AS TO FRONT SETBACK REQUIREMENTS.

I CERTIFY THAT THE EXISTING DWELLING IS LOCATED AS SHOWN HEREON AND THAT THE EXISTING DWELLING MEETS THE APPLICABLE SETBACK REQUIREMENTS OF THE ZONING BY-LAWS FOR THE TOWN OF FRANKLIN, MASSACHUSETTS.

James W. Nieva
JAMES W. NIEVA, P.L.S. #39399

REVISION: 1/4/2022 EDIT PORCH DIMENSION



Dunn · McKenzie, Inc.

LAND SURVEYING AND CIVIL ENGINEERING
206 DEDHAM STREET, Rt.1A at Rt.115
NORFOLK, MASSACHUSETTS 02056
(508) 384-3990 - FAX (508) 384-3905
jimmy@dunnmckenzie.com

PREPARED FOR AND OWNED BY:

RAYMOND A. & CARRIE G. BROUWER
57 COUNTRY CLUB DRIVE
FRANKLIN, MASSACHUSETTS 02038
TELEPHONE (508) 269-7772

BUILDING PERMIT PLAN

Of Land In
FRANKLIN, MASSACHUSETTS

SHEET NO.	DATE	JOB NO.
1 of 1	SEPTEMBER 3, 2021	6112

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 04 / 14 / 2022

Assessors Parcel ID # (12 digits) 283 -023 -000 -000

Property Street Address 57 Country Club 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 Raymond A. Brouwer

Property Owner's Mailing Address 57 Country Club Drive

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508 - 269 - 7772

Requestor's Name (if different from Owner) _____

Requestor's Address _____

Requestor's Telephone # _____ - _____ - _____

Office Use Only: Date Fee Paid 4/14/22 Paid in Cash \$ 25.00

Paid by Check \$ _____ Check # _____ Town Receipt # 30011

RETURN TO ZBA CLERK



57 COUNTRY CLUB DR - 300' ABUTTERS

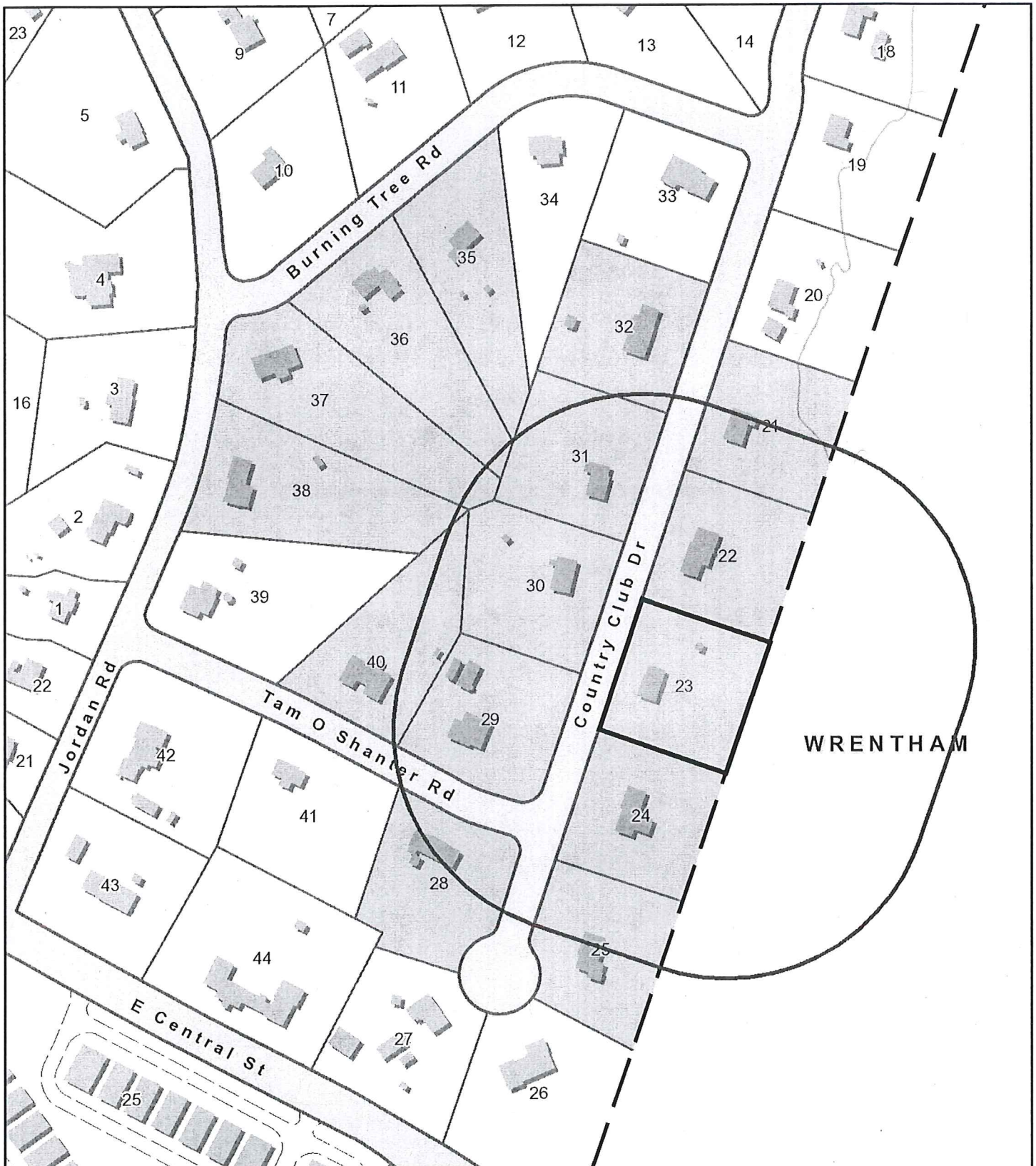
Franklin, MA



April 16, 2022

1 inch = 200 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
April 16, 2022

Subject Property:

Parcel Number: 283-023-000
CAMA Number: 283-023-000-000
Property Address: 57 COUNTRY CLUB DR

Mailing Address: BROUWER RAYMOND A BROUWER
CARRIE G
57 COUNTRY CLUB DR
FRANKLIN, MA 02038

Abutters:

Parcel Number: 283-021-000
CAMA Number: 283-021-000-000
Property Address: 81 COUNTRY CLUB DR

Mailing Address: PETERS CHARLES M & CINDY A TRS
PETERS REALTY TRUST
81 COUNTRY CLUB DR
FRANKLIN, MA 02038

Parcel Number: 283-022-000
CAMA Number: 283-022-000-000
Property Address: 69 COUNTRY CLUB DR

Mailing Address: LEBLANC TRAVIS R LEBLANC
JACQUELYN G
69 COUNTRY CLUB DR
FRANKLIN, MA 02038

Parcel Number: 283-023-000
CAMA Number: 283-023-000-000
Property Address: 57 COUNTRY CLUB DR

Mailing Address: BROUWER RAYMOND A BROUWER
CARRIE G
57 COUNTRY CLUB DR
FRANKLIN, MA 02038

Parcel Number: 283-024-000
CAMA Number: 283-024-000-000
Property Address: 45 COUNTRY CLUB DR

Mailing Address: MARKS JAMES C MARKS ALYSSA ANN
45 COUNTRY CLUB DR
FRANKLIN, MA 02038

Parcel Number: 283-025-000
CAMA Number: 283-025-000-000
Property Address: 33 COUNTRY CLUB DR

Mailing Address: HASKELL DIANE G TR DIANE G
HASKELL LIVING TRUST
33 COUNTRY CLUB DR
FRANKLIN, MA 02038

Parcel Number: 283-028-000
CAMA Number: 283-028-000-000
Property Address: 4 TAM O SHANTER RD

Mailing Address: ERICSON ABIGAIL N
4 TAM O SHANTER RD
FRANKLIN, MA 02038

Parcel Number: 283-029-000
CAMA Number: 283-029-000-000
Property Address: 7 TAM O SHANTER RD

Mailing Address: BETHONEY JOSEPH T BETHONEY RAE
LOUISE
7 TAM O SHANTER ROAD
FRANKLIN, MA 02038

Parcel Number: 283-030-000
CAMA Number: 283-030-000-000
Property Address: 60 COUNTRY CLUB DR

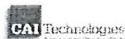
Mailing Address: DANGELO MARK S DANGELO SASCHA
W
60 COUNTRY CLUB DR
FRANKLIN, MA 02038

Parcel Number: 283-031-000
CAMA Number: 283-031-000-000
Property Address: 72 COUNTRY CLUB DR

Mailing Address: EVANS GEORGE J EVANS ANN
72 COUNTRY CLUB DR
FRANKLIN, MA 02038

Parcel Number: 283-032-000
CAMA Number: 283-032-000-000
Property Address: 84 COUNTRY CLUB DR

Mailing Address: SHERMAN RYAN A SHERMAN KELLY M
84 COUNTRY CLUB DR
FRANKLIN, MA 02038



www.cai-tech.com

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

4/16/2022

Page 1 of 2



300 foot Abutters List Report

Franklin, MA
April 16, 2022

Parcel Number: 283-035-000
CAMA Number: 283-035-000-000
Property Address: 6 BURNING TREE RD

Mailing Address: BULIUNG ARTHUR L & VICTORIA S TRS
VICTORIA S BULIUNG REVOC TRUST
6 BURNING TREE RD
FRANKLIN, MA 02038

Parcel Number: 283-036-000
CAMA Number: 283-036-000-000
Property Address: 4 BURNING TREE RD

Mailing Address: YOUNG TRAVIS J YOUNG JENELLE R
4 BURNING TREE RD
FRANKLIN, MA 02038

Parcel Number: 283-037-000
CAMA Number: 283-037-000-000
Property Address: 2 BURNING TREE RD

Mailing Address: MILES MATTHEW D MILES VALERIE H
2 BURNING TREE RD
FRANKLIN, MA 02038

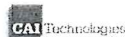
Parcel Number: 283-038-000
CAMA Number: 283-038-000-000
Property Address: 205 JORDAN RD

Mailing Address: BOHMILLER PAUL W & CAROLYN S TRS
BOHMILLER FAMILY TRUST
205 JORDAN RD
FRANKLIN, MA 02038

Parcel Number: 283-040-000
CAMA Number: 283-040-000-000
Property Address: 5 TAM O SHANTER RD

Mailing Address: EVANS JOSEPH G EVANS JULIE A
5 TAM O SHANTER ROAD
FRANKLIN, MA 02038

Hermil M. Doyle, 4-16-2022



www.cai-tech.com

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

4/16/2022

Page 2 of 2

BETHONEY JOSEPH T
BETHONEY RAE LOUISE
7 TAM O SHANTER ROAD
FRANKLIN, MA 02038

MARKS JAMES C
MARKS ALYSSA ANN
45 COUNTRY CLUB DR
FRANKLIN, MA 02038

BOHMILLER PAUL W & CAROLY
BOHMILLER FAMILY TRUST
205 JORDAN RD
FRANKLIN, MA 02038

MILES MATTHEW D
MILES VALERIE H
2 BURNING TREE RD
FRANKLIN, MA 02038

BROUWER RAYMOND A
BROUWER CARRIE G
57 COUNTRY CLUB DR
FRANKLIN, MA 02038

PETERS CHARLES M & CINDY
PETERS REALTY TRUST
81 COUNTRY CLUB DR
FRANKLIN, MA 02038

BULIUNG ARTHUR L & VICTOR
VICTORIA S BULIUNG REVOC
6 BURNING TREE RD
FRANKLIN, MA 02038

SHERMAN RYAN A
SHERMAN KELLY M
84 COUNTRY CLUB DR
FRANKLIN, MA 02038

DANGELO MARK S
DANGELO SASCHA W
60 COUNTRY CLUB DR
FRANKLIN, MA 02038

YOUNG TRAVIS J
YOUNG JENELLE R
4 BURNING TREE RD
FRANKLIN, MA 02038

ERICSON ABIGAIL N
4 TAM O SHANTER RD
FRANKLIN, MA 02038

EVANS GEORGE J
EVANS ANN
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FRANKLIN, MA 02038

HASKELL DIANE G TR
DIANE G HASKELL LIVING TR
33 COUNTRY CLUB DR
FRANKLIN, MA 02038

LEBLANC TRAVIS R
LEBLANC JACQUELYN G
69 COUNTRY CLUB DR
FRANKLIN, MA 02038