



Town of Princeton
ZONING BOARD OF APPEALS
May 20, 2019

Special Permit for construction of house additions on a non-conforming lot

Minutes and Decision

The Princeton Zoning Board of Appeals held a public hearing at the Town Hall Annex on Monday, May 20, 2019, at 7:00 PM to hear a petition for a Special Permit for Philip Grzyb. The property is located at 287 Redemption Rock Road North in Princeton, Massachusetts on Assessors map #1, Lot 13.

The petitioner sought a Special Permit pursuant to M.G.L. Chapter 40A sect. 6 and the Princeton Zoning Bylaws Section VII, 2. (B), seeking permission to construct, on a non-conforming (0.86 acre) lot, an attached, two-car garage addition to the north side of the existing house as well as an addition to the rear.

Board members present were Chairman Christopher Walton, Jesse Weeks and Larry Greene, Jr. The Chairman opened the hearing at 7:00 PM; explained the procedure for a public hearing and read the public hearing notice.

Applicant Phil Grzyb and his representative Doug Andrysick, P.L.S., displayed the lot plan and building elevations and outlined the project, noting that the old garage will be razed and replaced by an attached garage on the north side of the house. The garage will include a 2nd floor master bedroom and the new structure will be 18' from the side-lot line. The house lot was created before the zoning bylaw was enacted and therefore its side/back set-back requirement is 10'. The old garage was 11' from the side-lot line. A 16' x 16' family room addition is proposed for the rear of the house and is not within any set-backs.

There were no abutters or other residents attending and no further comments.

At 7:10 PM the board voted all in favor to close the public hearing portion of the meeting and they began deliberations.

Board members considered the fact that the garage addition will be farther from the side lot line than the old garage, and the driveway and curb-cut will not change. The project would not increase non-conformity nor detract from the existing residential use of the neighborhood.

At 7:12 PM, all three board members voted unanimously to grant the Special Permit in accordance with Princeton Zoning Bylaws Section VII, 2. (B)

Appeals, if any, should be made pursuant to Section 17, of the Massachusetts Zoning Act, Chapter 40A and shall be filed within twenty (20) days after the date of the filing of this decision with the Town Clerk.

Princeton Zoning Board of Appeals

Dated:

Atty. Christopher Walton, Chairman and Representative of
the Zoning Board of Appeals)

A copy of this decision was filed with the Office of the Town Clerk on _____(date)

Town Clerk

The Town Clerk hereby certifies that twenty (20) days have elapsed after the decision was filed with the Office of the Town Clerk and no appeal has been filed as provided by Section 17 of the Massachusetts Zoning Act, Chapter 40A.

Town Clerk