

JJCurtis@Curtiscon.com

# TOWN OF MILTON BOARD OF APPEALS APPLICATION

(617) 898-4924  
FAX: (617) 898-1096  
8:00AM-5:00PM (Monday-Thursday)  
8:00AM-1:30PM (Friday)  
File Plans With This Application  
Must be Filed in Triplicate and All Signed  
Plans Must be Certified

\$100.00 APPLICATION FEE

DATE: 2/20/2020

#2684

LOCATION OF PROPERTY: 22 MARTIN ROAD

Number and Street

Section of Town

SECTION \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_ DISTRICT IS ZONED FOR \_\_\_\_\_

TYPE OF STRUCTURE: Existing WOOD FRAME GARAGE Proposed WOOD FRAME GARAGE

OWNERS NAME: JOHN & CHRISTINA CURTIS PH# 617 594-8427 WORK # 781 344-7838

OWNERS ADDRESS: 22 MARTIN ROAD WHEN DID YOU ACQUIRE PROPERTY: 1995  
MILTON, MA 02186

HAS APPLICATION BEEN FILED AT BUILDING DEPT.?  YES  NO            CASE #

HAS ANY PREVIOUS APPEALS BEEN MADE:  YES  NO            DATE

IF ANSWERED YES, RELIEF REQUESTED            GRANTED            DENIED           

SECTION OF ORDINANCE FOR WHICH RELIEF IS NOW REQUESTED SECTION VI-C-1 (Side Yards)  
and Section VI-D-3

REASONS FOR REQUESTING RELIEF PERTAINING TO BYLAWS & DIMENSIONS & STATE WHAT YOUR PLANNING TO DO:

1. We have 5 drivers and 4 autos at our house and presently park single file, requiring us to move on street each morning disrupting school buses and trash disposal 2. We wish to park inside the garage and thus store yard tools etc. in the garage attic. We prefer not to shorten and widen the driveway

ATTORNEY: \_\_\_\_\_

SIGNATURE OF OWNER (S): John J. Curtis John J. Curtis

APPLICANT (S): John J. Curtis John J. Curtis



# TOWN OF MILTON INSPECTIONAL SERVICES

525 CANTON AVENUE  
MILTON, MA 02186  
Telephone: 617-898-4925

Joseph Prondak  
Building Commissioner  
617-898-4926  
jprondak@townofmilton.org

Jay W. Beaulieu  
Local Inspector  
617-898-4931  
jbeaulieu@townofmilton.org

Walter White  
Local Inspector  
617-898-4976  
wwhite@townofmilton.org

Domenic Franceschelli  
Wire Inspector  
617-898-4927  
dfranceschelli@townofmilton.org

Mark Kelly  
Plumbing & Gas  
Inspector/Sealer of  
Weights and Measures  
617-898-4928  
mkelly@townofmilton.org

Beverly Sutton  
Sr. Administrative Clerk  
617-898-4924  
bsutton@townofmilton.org

Patricia Kelly  
Sr. Administrative Clerk  
617-898-4936  
pkelly@townofmilton.org

Fax: 617-898-1096

12/26/19

John and Christina Curtis  
22 Martin Rd.  
Milton MA 02186.

Re: Proposed Detached Garage

Dear John and Christina,

This office has reviewed your proposal to demolish a detached garage, approximately 18' x 20' in size and replace it with a 26' x 26' detached garage at the rear of your property at 22 Martin Rd. A plot plan by Lawrence DeCelle, Professional Land Surveyor, dated 11/22/2011 shows this new garage to be built at a distance of 6.8' from the rear lot line. Architectural plans submitted by you further indicate that this new garage will be 2 stories and approximately 22'4" in height.

The property lies in a Residence C Zoning District. The main home was built in approximately 1923 and the detached garage appears to be of the same era. The existing detached garage is located at distance of 6.8' from the rear lot line. This property is considered legal non-conforming.

The Milton Zoning Bylaw, Section VI-C-1 (Side Yards) limits accessory structures, which are less the 10' from side lot lines, to one story /21' in height. Section VI-D-3 requires that accessory structures be located at a minimum distance of 8' from rear lot lines.

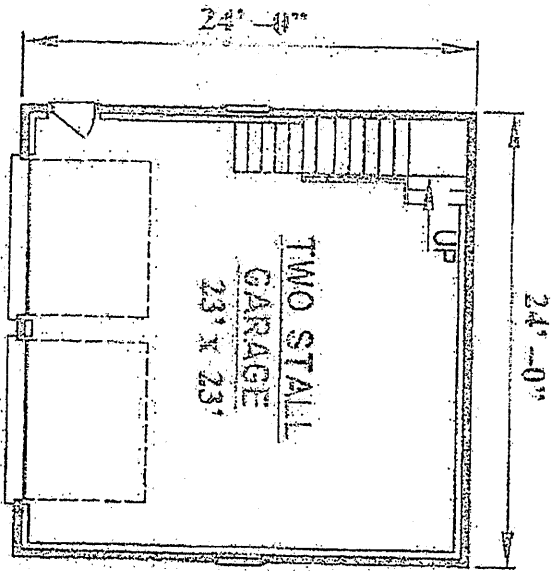
Whereas this new detached garage would increase the non-conforming nature of the property, you must first request and receive a finding from the Zoning Board of Appeals, in the form of a Special Permit (Section IV, Non-conforming Uses of Buildings and Land) that this proposed change is not more detrimental to the neighborhood than what currently exists.

Please contact Beverly Sutton, Clerk to the Zoning Board at 617-898-4924 for assistance with the zoning appeals application process.

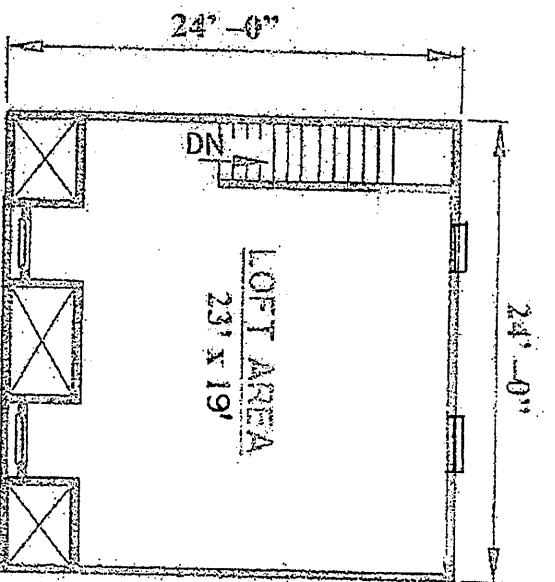
Sincerely,



Joseph Prondak  
Milton Building Commissioner

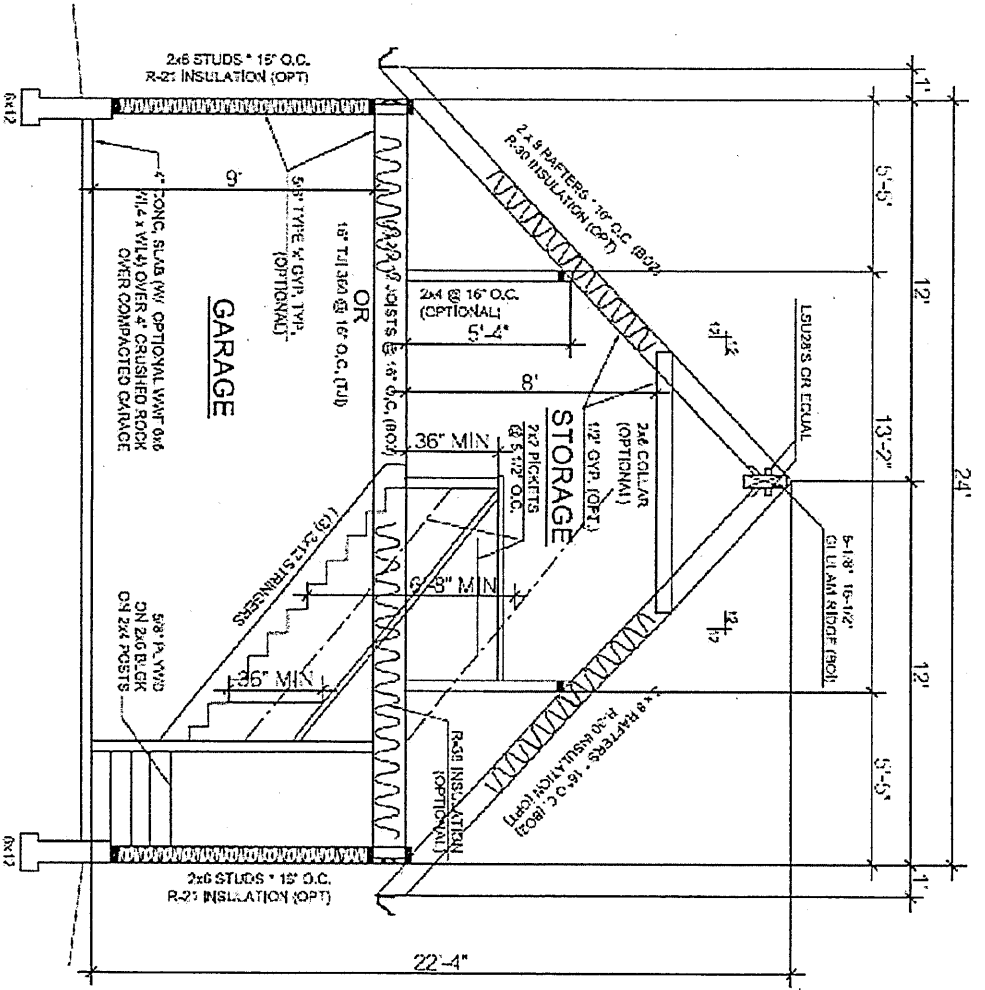


MAIN LEVEL

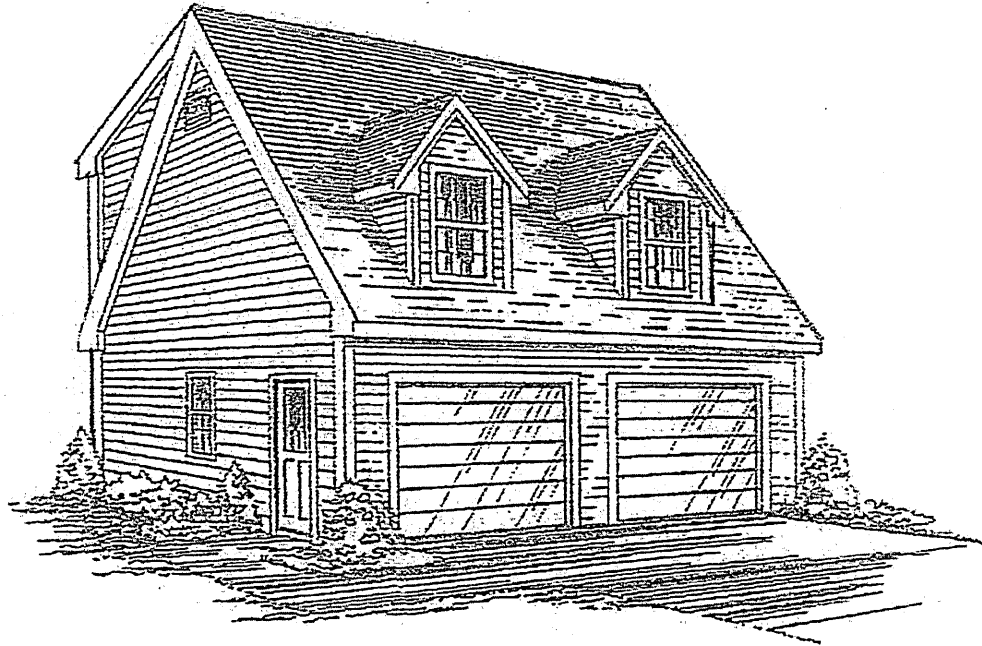


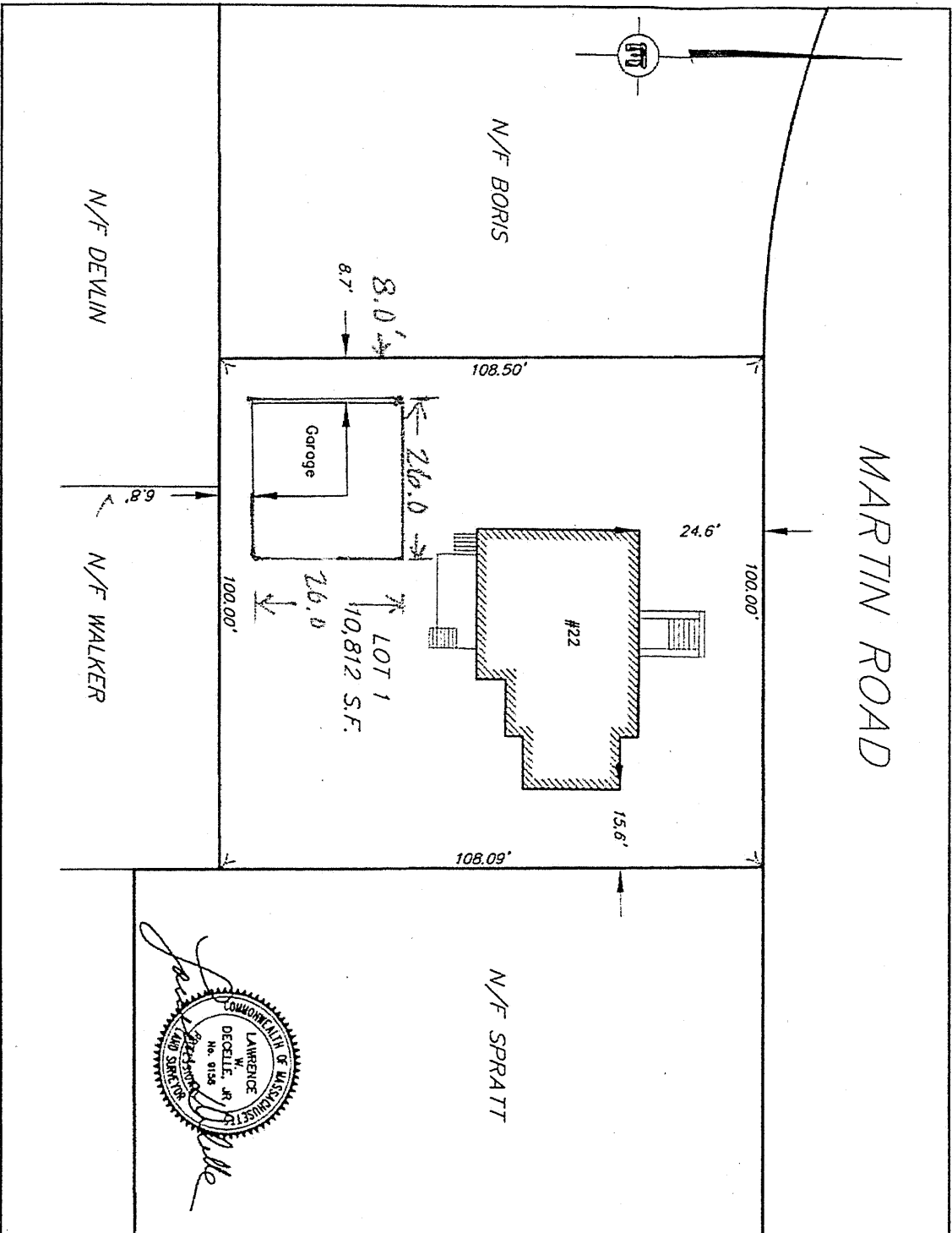
SECOND LEVEL LOFT

24 x 24 TWO CAR TD/L  
GARAGE W/LOFT



**SECTION A**  
 1/4" = 1'-0"  
 FRAMED ROOF (SUPPORT RIDGE OPTION)





LAWRENCE M. DECELLE, JR.  
 No. 9136  
 COMMONWEALTH OF MASSACHUSETTS  
 REGISTERED PROFESSIONAL ENGINEER

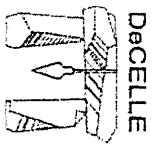
GENERAL NOTES:

PROJECT TITLE:

**PLAN OF LAND**  
 LOCATED AT  
**22 MARTIN ROAD**  
**MILTON, MA**

PREPARED FOR:

CURTIS RESIDENCE  
 22 MARTIN ROAD  
 MILTON, MA 02186



**DECELLE**  
 & Associates, Inc.  
 149 Independence Avenue Quincy, MA 02169  
 (617) 405-5100 (O) (617) 405-5101 (F)

DATE: NOVEMBER 22, 2011

JOB NUMBER: 11-34  
 SCALE: 1" = 20'

