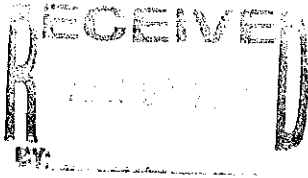


Planning Board
Zoning Board of Appeals
Conservation Commission
Board of Health

Town Planner
Inspector of Buildings
Health Agent
Wetland/Soil Specialist

TOWN OF SPENCER

Office of Development & Inspectional Services



Application for Variance OFFICE COPY

Memorial Town Hall
157 Main Street
Spencer, MA 01562

Tel: 508-885-7500 ext. 180
Fax: 508-885-7519

Name of Applicant: Matthew Runyan
Address: 24 Hastings Rd Spencer MA 01562
Daytime Phone: 508 364 0661 Evening Phone: _____ Other Phone: _____
Email Address: RunyanAutoRep.t@gmail.com
Name of Owner (s): Matthew Runyan Address: 24 Hastings Rd Spencer MA 01562
Contact Email: _____

Applicable Zoning Bylaw Section: 4.9.2.A3
(See Zoning Bylaw for appropriate section numbers and section 7.3 Variance requirements)

Are you filing under the 1985 Zoning Bylaw? Yes No If yes, attach an explanation of why and by what zoning freeze mechanism.

Location of Property: 24 Hastings Rd Zoning District: RR
Spencer Assessor's Tax Map Number: 237 Parcel Number(s): 21
Deed Reference - Worcester Registry of Deeds Book: 69767 Page: 340

Brief description of the application: * 14x20 Deck off side of house

Check here if additional pages attached to provide more detailed information.

Applicant's signature: [Signature]
Owner's signature (s): [Signature]
Note: All affected owners must sign the application
Date: _____

Town Clerk's Date Stamp:
RECEIVED
APR - 4 2024
Spencer Town Clerk

Official Use Only:
Fee: \$ 200.00 Date Paid: 4/4/24 Check #: 89
Zoning Board of Appeals
Date(s) of Public Hearing (s): June 11th, 2024

Checked by: _____
Date: _____



TOWN OF SPENCER

BOARD OF ASSESSORS

157 MAIN STREET

SPENCER, MA 01562

TEL: 508-885-7500 x165

ASSESSED OWNER: Matthew Runyon

PROPERTY LOCATION: 24 Hastings Rd, Spencer, MA

PARCEL ID: R37-21

The following is a list of abutters to the property designated on the application for appeal. "Parties in interest" shall mean the petitioners, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line of the petitioner as they appear on the most recent taxable tax list, notwithstanding that the land of such owner is located in another city or town, the planning board of the city or town.

MAP/PARCEL	OWNERS NAME	MAILING ADDRESS
R37-14	LALONDE SCOTT D	62 WIRE VILLAGE RD, SPENCER, MA 01562
R37-17 & R37-18	TOWN OF SPENCER	157 MAIN ST, SPENCER, MA 01562
R37-19	ROGAN KEVIN J	32 HASTINGS RD, SPENCER, MA 01562
R37-20	WILLIAMS JOHN P	24 MARY ELLEN LN, SOUTHBRIDGE, MA 01550
R37-22	KENNEDY LISA	19 BRIGHAM RD, WORCESTER, MA 01609
R37-22-1	GURK MITCHELL D	16 HASTINGS RD, SPENCER, MA 01562
R38-10	MADDEN PATRICK W	31 HASTINGS RD, SPENCER, MA 01562
R38-11	RIVERA JOSE	36 WIRE VILLAGE RD, SPENCER, MA 01562
R38-21	SPENCER LITTLE LEAGUE ASSOC	83 E CHARLTON RD, SPENCER, MA 01562
R38-6	FANCY DAVID L	1 OAK TWIN DR, SPENCER, MA 01562
R38-7	CORTESE ANDREA	25 HASTINGS RD, SPENCER, MA 01562
R38-8	SONGY ALFRED D	27 HASTINGS RD, SPENCER, MA 01562
R38-9	GIACOBBI DESTINEE M	29 HASTINGS RD, SPENCER, MA 01562

Date Certified: April 3, 2024

slc

REQUIREMENTS TO APPLY FOR A VARIANCE¹

1. If denied by the Building inspector; reason and/or denial form with signature by the Building Inspector.
2. Complete form of petition to the Board of Appeals (must be signed by the Building Inspector).
3. Copy of legal description of property (narrative from Registry of Deeds). Description must include accurate and current owner's deed book and page reference – not Plan Book. *Worcester registry of deeds copy of deed*
4. Brief (short narrative of what will be done). Must show accurate measurements of all lot lines of proposed project. *plans*
5. List of abutters from Town Assessors office. *see abutter notification procedure page*
6. Copy of registered plot plan which is stamped and certified by a civil engineer, if necessary.
7. Letters of support from applicable town departments, if necessary.
8. Parking plan, if necessary.
9. Zoning district must be entered on the petition.
10. Please submit a complete application and supporting documents to mgervais@spencerma.gov

Submit six (7) copies, plus the originals, the applicable fee, and abutters list.

A copy of the Zoning By-laws is on our webpage www.spencerma.gov or may be obtained from the Town Clerk for a fee.

If all information is not available for the hearing, an additional \$25.00 fee may be required for a continuance.

Additional fees may be determined by the ZBA if a professional finding is deemed necessary (i.e. third party review, etc.)

¹ See other side for requirements which must be met for a variance. Variances are very hard to get approval and certain criteria (hardship) must be met.

VARIANCE PROCEDURES

Article 7 – Administration, 7.3 Variances.

7.3.1 Review Procedure

A. **Public Hearing and Decision.** The Zoning Board of Appeals shall hold a public hearing no later than 65 days after the filing of an application. Notice of the public hearing shall be as prescribed by MGL Ch. 40A Sec. 11. The Zoning Board of Appeals shall have the power to continue a public hearing under this section if it finds that such continuance is necessary to allow the petitioner or applicant to provide information of an unusual nature and which is not otherwise required as part of the variance application. For a variance to be granted, all 3 of the members of the Zoning Board of Appeals must vote to grant the variance.

B. **Reports from Town Boards or Departments.** The Zoning Board of Appeals shall transmit forthwith a copy of the application and plan(s) to other boards, departments, or committees as it deems necessary or appropriate for their written comments. Any such entity to which applications are referred for review shall make such recommendation or submit such comments as they deem appropriate and shall send a copy thereof to the Zoning Board of Appeals and to the applicant. Failure of any such entity to make a recommendation or submit a report within 35 days of receipt of the application shall be deemed a lack of comment.

C. **Effective Date of Variance.** No variance or any modification, extension or renewal thereof shall take effect until a copy of the decision has been recorded in the Worcester District Registry of Deeds. Such decision shall bear the certification of the Town Clerk that 20 days has elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed, or it has been dismissed or denied.

D. **Time Limitation on Variance.** A variance shall lapse if a substantial use thereof has not been commenced except for good cause or, in the case of a permit for construction, if construction has not commenced except for good cause within one year from the granting of the variance or other period of time as specified by the Zoning Board of Appeals, not to exceed one year from the date of grant thereof. An extension not to exceed six months may be granted by the Zoning Board of Appeals provided a request is filed for the extension prior to the expiration of the one year period.

7.3.2 Mandatory Findings.

Before the granting of any variance from the terms of this bylaw, the Board of Appeals must specifically find that:

A. Owing to circumstances relating to the soil conditions, shape or topography of land or structures, and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of this by-law would involve substantial hardship, financial or otherwise to the petitioner or appellant; and

B. that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of this by-law.

7.3.3 Conditions. The Zoning Board of Appeals may, in order to minimize impacts on abutters or the neighborhood caused by the granting of a variance, impose such conditions, safeguards and limitations as it deems appropriate to protect the abutters or the neighborhood.

Town of Spencer, Massachusetts

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ZBA Abutter Notifications Procedure

Notification of abutters will be the responsibility of the applicant and falls under Massachusetts General Laws Chapter 40A, Section 11, using Certified Mail. In order, to receive abutters list you must contact the Town of Spencer's Assessors Department at 508-885-7500 ext. 165, the abutters list is a range of 300 feet from the map and parcel number, plus mailings to surrounding towns, and the Town of Spencer. **The receipt of the Certified mailing must be saved and submitted to the Office of Inspectional Services as proof of notification.**

Surrounding Town Hall addresses:

Town Hall Zoning Board of Appeals 37 Main Street Charlton, MA 01507	Town Hall Zoning Board of Appeals 122 Connie Mack Drive East Brookfield, MA 01515	Town Hall Zoning Board of Appeals 3 Washburn Square Leicester, MA 01524
Town Hall Zoning Board of Appeals 20 Memorial Drive New Braintree, MA 01531	Town Hall Zoning Board of Appeals 215 North Main Street North Brookfield, MA 01535	Town Hall Zoning Board of Appeals 2 Coldbrook Road Unit 1 Oakham, MA 01068
Town Hall Zoning Board of Appeals 697 Pleasant Street Paxton, MA 01612	Town Hall Zoning Board of Appeals 157 Main Street Spencer, MA 01562	

It is extremely important that notices are not sent until the application is submitted to the Zoning Board of Appeals so a meeting date and time can be added to the notice.

Should you have any questions or concerns please contact our office at 508-885-7500 ext. 180.

*** SEE NEXT PAGE FOR ABUTTER NOTIFICATION TEMPLATE***

RECORD OWNERS
 MATTHEW RUNYON & MEAGHAN COTE
 DEED BOOK 69767 PAGE 340

PLAN REFERENCES
 PB 467 PL 104, PB 455 PL 63

ZONING REGULATIONS
 ZONE - RURAL RESIDENTIAL
 AREA - 60,000 S.F.
 FRONTAGE - 200 FT.
 FRONT - 55 FT.
 SIDE - 25 FT.
 REAR - 25 FT.

PLAN NOTES
 BASED ON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE BUILDING (S) DELINEATED ON THIS PLAN.

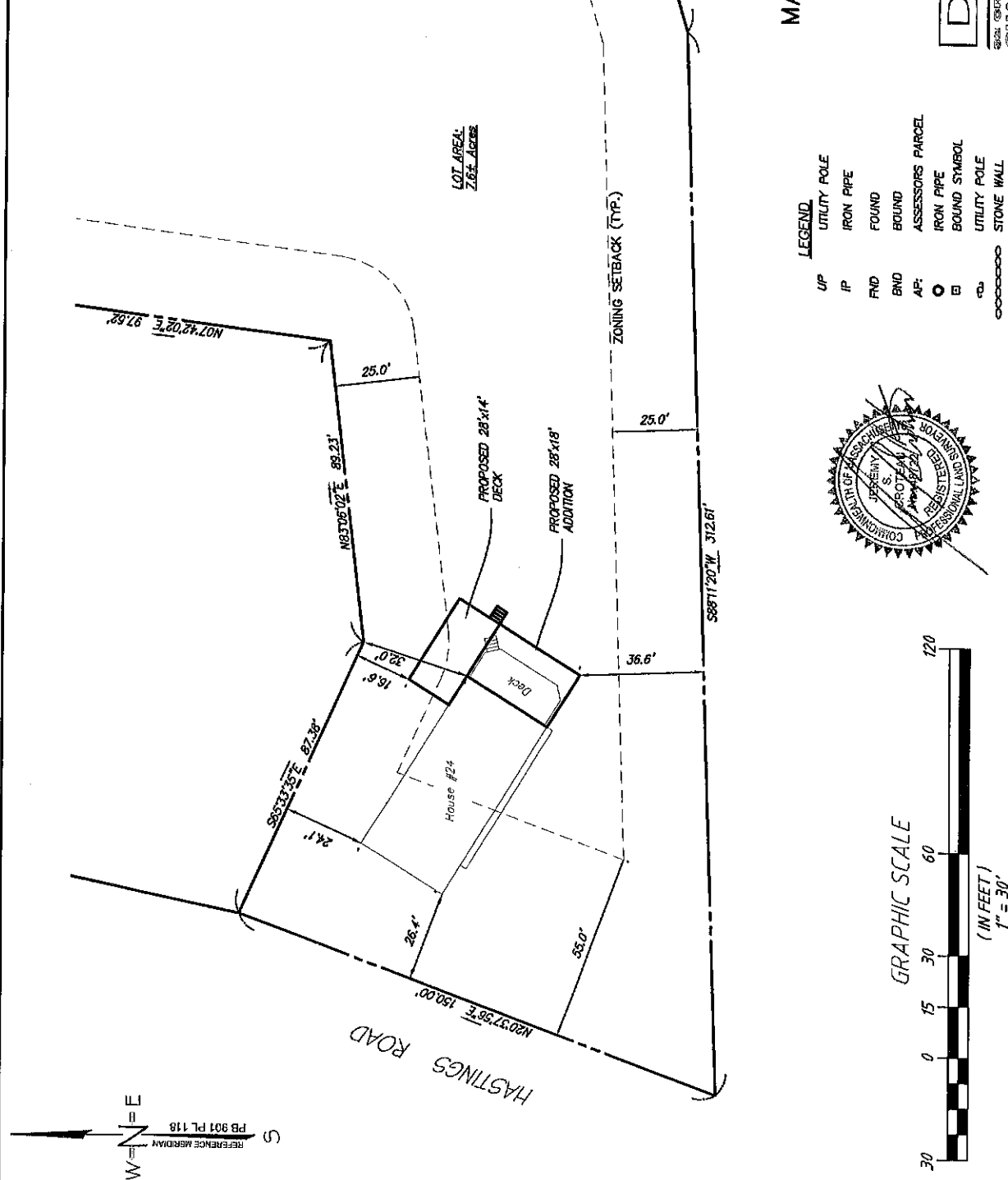
NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED. THIS PLAN IS MADE FOR ZONING INTERPRETATION FOR BUILDING PERMITS AND UTILITY PERMITS.

THE BUILDING (S) SHOWN HEREON BY GEOGRAPHICAL PLOTTING ONLY DO NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM MAP 25027C0550F DATED: 06-21-23

THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY.

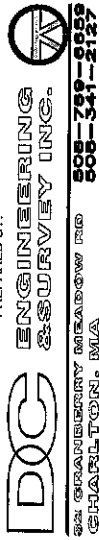
THIS PLAN IS FOR STRUCTURE LOCATION ONLY.

THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBRANCES THAT SUCH A REPORT MAY DISCLOSE.



Proposed Building Location Plan
 OWNED BY
MATTHEW RUNYON & MEAGHAN COTE

LOCATED AT
 24 Hastings Road
 Spencer, Massachusetts
 Worcester County
 Scale 1"=30' April 3, 2024
 PREPARED BY:



LEGEND

UP	UTILITY POLE
IP	IRON PIPE
FND	FOUND
BND	BOUND
AP:	ASSESSORS PARCEL
○	IRON PIPE
□	BOUND SYMBOL
○	UTILITY POLE
○○○○○○	STONE WALL

