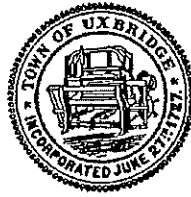


Chris Currie, Chair  
 Kevin Harn, Clerk  
 Rob Knapik, Member  
 Joseph Frisk, Alternate Member



## **DECISION**

Received by  
 Uxbridge  
 Town Clerk

Uxbridge Town Hall  
 21 South Main Street, Room 205  
 Uxbridge, MA 01569  
 508-278-8600 x2013 p  
 508-278-0709 f

ZBA Case# FY 17-30  
 Zone: Residential A Zone  
 Owner: Eddie and Jennifer Jameson  
 Property Address: 14 Ryan's Way  
 Assessor's Reference Map: 24A Parcel: 2415  
 Worcester District Registry of Deeds References: Book: 57109 Page: 115

## **VARIANCE GRANTED**

DECISION DATE: September 12, 2017

**BACKGROUND:** Eddie & Jennifer Jameson, Owner/Applicant, is seeking an 11' **VARIANCE** to the rear setback requirement of 30' in order to construct a deck. This is a new house, during construction the placement deviated slightly from the plan, and so the back of the house was parallel to the rear lot line. The house met all zoning requirements but the deck intruded into the rear setback.

**VOTING MEMBERS PRESENT:** Kevin Harn, Chris Currie, and Rob Knapik

**SUBMITTALS:** Application form and materials were received June 28, 2017 including a copy of the certified abutter's list, a plot plan, and photographs.

### **PRESENTATION / DELIBERATIONS / FINDINGS OF FACT:**

At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was **opened and closed on September 12, 2017.**

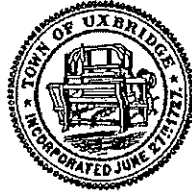
Mr. Jameson, the homeowner, and Mr. Lench, the Building Inspector attending the meeting and both explained the reason for the request. The house was constructed in 2016 and during final inspection it was determined the deck encroached on the rear setback. The deck was subsequently removed to allow the occupancy permit to be obtained. There is a very small unique building envelope on this irregularly shaped lot. There was discussion regarding options for placement of the deck and determined this is the only viable side of the building for it to be installed.

### **MOTION / VOTE:**

Mr. Harn made a **MOTION** to close Public Hearing FY 17-30 for 14 Ryan's Way. **MOTION SECONDED** by Mr. Knapik passed unanimously by VOTE (3-0-0).

Mr. Knapik made a **MOTION** that the Board **APPROVE** the applicant's request for a **VARIANCE** of 11' to the rear setback line shown on the plot plan accompanying the application. The Board found the variance is warranted and there is a hardship due to the irregular topography and shape of the lot and it does not derogate from the intent or purpose of the bylaw. **MOTION SECONDED** by Mr. Harn passed unanimously by VOTE (3-0-0).

Chris Currie, Chair  
Kevin Harn, Clerk  
Rob Knapik, Member  
Joseph Frisk, Alternate Member



Uxbridge Town Hall  
21 South Main Street, Room 205  
Uxbridge, MA 01569  
508-278-8600 x2013 p  
508-278-0709 f

## **DECISION**

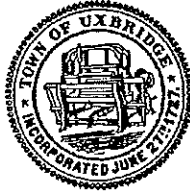
ZBA Case# FY 17-30  
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## **VARIANCE GRANTED**

DECISION DATE: September 12, 2017

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Chris Currie, Chair  
Kevin Harn, Clerk  
Rob Knapik, Member  
Joseph Frisk, Alternate Member



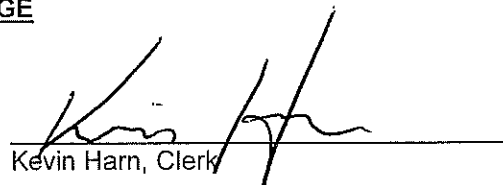
Uxbridge Town Hall  
21 South Main Street, Room 205  
Uxbridge, MA 01569  
508-278-8600 x2013 p  
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## DECISION

ZBA Case# FY 17-30  
Zone: Residential A Zone  
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### SIGNATURE PAGE

  
\_\_\_\_\_  
Christopher Currie, Chair

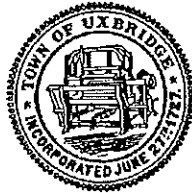
  
\_\_\_\_\_  
Kevin Harn, Clerk

  
\_\_\_\_\_  
Rob Knapik, Member

\_\_\_\_\_  
Joseph Frisk, Alternate Member

  
\_\_\_\_\_  
Date

Chris Currie, Chair  
Kevin Harn, Clerk  
Rob Knapik, Member  
Joseph Frisk, Alternate Member



Uxbridge Town Hall  
21 South Main Street, Room 205  
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## **DECISION**

**ZBA Case#** FY 17-30  
**Zone:** Residential A Zone  
**Owner:** Eddie and Jennifer Jameson  
**Property Address:** 14 Ryan's Way  
**Assessor's Reference Map:** 24A **Parcel:** 2415  
**Worcester District Registry of Deeds References:** Book: 57109 Page: 115

## **VARIANCE GRANTED**

**DECISION DATE:** September 12, 2017

Appeals, if any, from this decision shall be made pursuant to M.G.L. Chapter 40 A, Section 17 and filed within 20 days after the date of the filing in the Office of the Town Clerk.

I hereby certify that twenty (20) days has elapsed from the file date and no appeal has been filed in this office.

A true copy:     **ATTEST**

\_\_\_\_\_  
Town Clerk, Kelly Dumas or  
Assistant Town Clerk

\_\_\_\_\_  
Date

Town Seal

**\*\*THE APPLICANT IS REMINDED OF THEIR RESPONSIBILITY TO RECORD THIS  
DECISION AT THE REGISTRY OF DEEDS PER THE CERTIFICATE OF GRANTING.  
NO PERMITS SHALL ISSUE UNTIL THE PERMIT IS RECORDED. \*\***