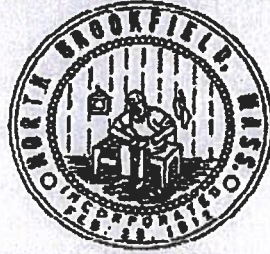


Town Of North Brookfield  
Planning Board and Zoning Board of Appeals



Special Permit, Zoning Variance, Overlay District  
Application

Applicants Name DWAYNE & SUSAN DUBE

Applicants Address 32 SYLVANIA GROVE

Daytime Phone: 508-259-4104 Evening Phone: \_\_\_\_\_ Other Phone: \_\_\_\_\_

Owners Name: DWAYNE & SUSAN DUBE

Owners Address: 32 SYLVANIA GROVE

Building Inspector/Zoning Enforcement: Approved: \_\_\_\_\_ Disapproved:  (Attach Documentation)

Application for:  Special Permit, \_\_\_\_\_ Variance, \_\_\_\_\_ Appeal of decision by: \_\_\_\_\_ Overlay District \_\_\_\_\_

Applicable Zoning Bylaw Section: VI, C, 4

(See Zoning Bylaws for appropriate section numbers and Section VII for Special Permit and Variance requirements or the Overlay District Bylaw section that pertains to your request)

Legal address where Special Permit/Variance or Overlay District bylaw is requested 32 Sylvania Grove

Zoning District: R-RESIDENTIAL (See Zoning Map)

Assessors Tax Map Number: 0004 Parcel Number: 00320

Deed Reference - Worcester Registry of Deeds Book: 59449 Page: 267

Brief description of the type of Special Permit or Variance requesting FRONT SET BACK TWO CAR GARAGE  
(Stamped plans must be attached to the application and show requested variance, special permit or Overlay bylaw applying for)

Applicants Signature: Susan E Dube

Town Clerk Date Stamp:

Owners Signature: \_\_\_\_\_

Date: 12/6/2022

Checked By:

Date:

N BKFLD TOWN CLERK  
RCVD DEC 6 22 AM 10:35

Official Use Only:

Fee: 250 Date Paid: 12/6 Check # 3947 Date of Hearing: \_\_\_\_\_

Fee Schedule on back

# North Brookfield Building Department



Building Commissioner  
John M Couture

Phone 508-867-0222

Office Hours Monday Evenings 530-730

Inspections Monday thru Friday

12-5-22

Dwayne & Susan Dube  
32 Sylvania Grove  
North Brookfield MA  
508-259-4104

Dear

You must obtain a Special Permit from the Zoning Board of Appeals prior to receiving a building permit. The proposed garage construction will not meet the Front setback or lot coverage maximum requirements of the town's zoning bylaws (section V table 1) for the R 30 zone. The Proposed structure exceeds total lot coverage by approximately 50 sqft and does not meet the required 50 ft front setback.

Section VI General Regulations C section 4 of the North Brookfield Zoning Bylaws states

4. A free-standing accessory structure may be constructed on a nonconforming lot by right as long as no new nonconformities are created. New nonconformities shall only be allowed pursuant to a Special Permit granted by the Zoning Board of Appeals

Respectfully

A handwritten signature in black ink, appearing to read "J. Couture", is written over the typed name.

John Couture  
Building Inspector /  
Zoning Enforcement Officer



**EG I**  
**Existing Grade Inc.**  
 Surveyors & Civil Engineers  
 62 Riedell Road  
 Douglas, MA 01516  
 508-694-6501 PH/fax

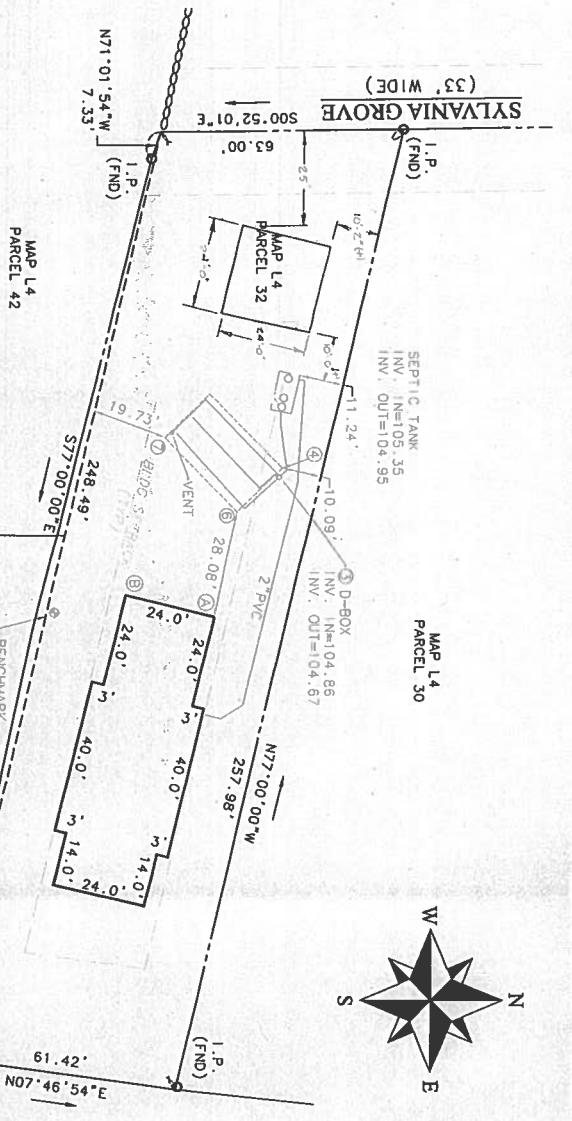
EDWIN H. GLESS L.I.C. # 39075



I CERTIFY THAT THIS PLAN DEPICTS SEPTIC ASBUILT CONDITIONS AS THEY EXIST AS OF 10/3/2019.

DUG# 32 SYLVANIA GROVE  
 LAND/LOT AREA: 3 ACRES 15199 SF  
 EXISTING DWELLING AREA: 6112 SF  
 PROPOSED 21/24 GARAGE: 576 SF  
 NET GROUND COVERAGE: 397%

SEPTIC FIELD INVERTS:  
 4=104.65  
 5=104.40  
 6=104.51  
 7=104.44



FIELD LINES	
PT A	B
1	65.18' 70.78'
2	57.61' 63.93'
3	39.62' 50.25'
4	42.74' 52.78'
5	58.27' 57.06'
6	28.08' 36.46'
7	48.56' 42.42'

**NOTES**

- SEPTIC SYSTEM INSTALLED IN SUBSTANTIAL COMPLIANCE WITH DESIGN PLANS.
- RED DENOTES AS BUILT ITEMS.
- STRUCTURE EQUIPPED WITH SEPTIC PUMP IN BASEMENT FLOOR.

**GENERAL NOTES:**

- RECORD OWNER:  
 RICHARD ANDERSON  
 P.O. BOX 733  
 RUTLAND, MA. 01543  
 DEED BK: 59449 PG: 264  
 PLAN BK: 20 PG: 30 LOT 16
- ALL DIMENSIONS ARE PERPENDICULAR TO THE PROPERTY LINES.
- PROPERTY LINES ARE BASED ON A FIELD SURVEY CONDUCTED IN JANUARY 2018 AND FROM PLAN BOOK 20 PLAN 30 AS RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS, AS WELL AS PLANS PROVIDED BY THE CLIENT.
- STRUCTURE APPEARS TO BE LOCATED IN FLOOD ZONE C PER FLOOD INSURANCE RATE MAP 2503230015B DATED JULY 5, 1982 AS SHOWN ON THE FEMA WEBSITE.

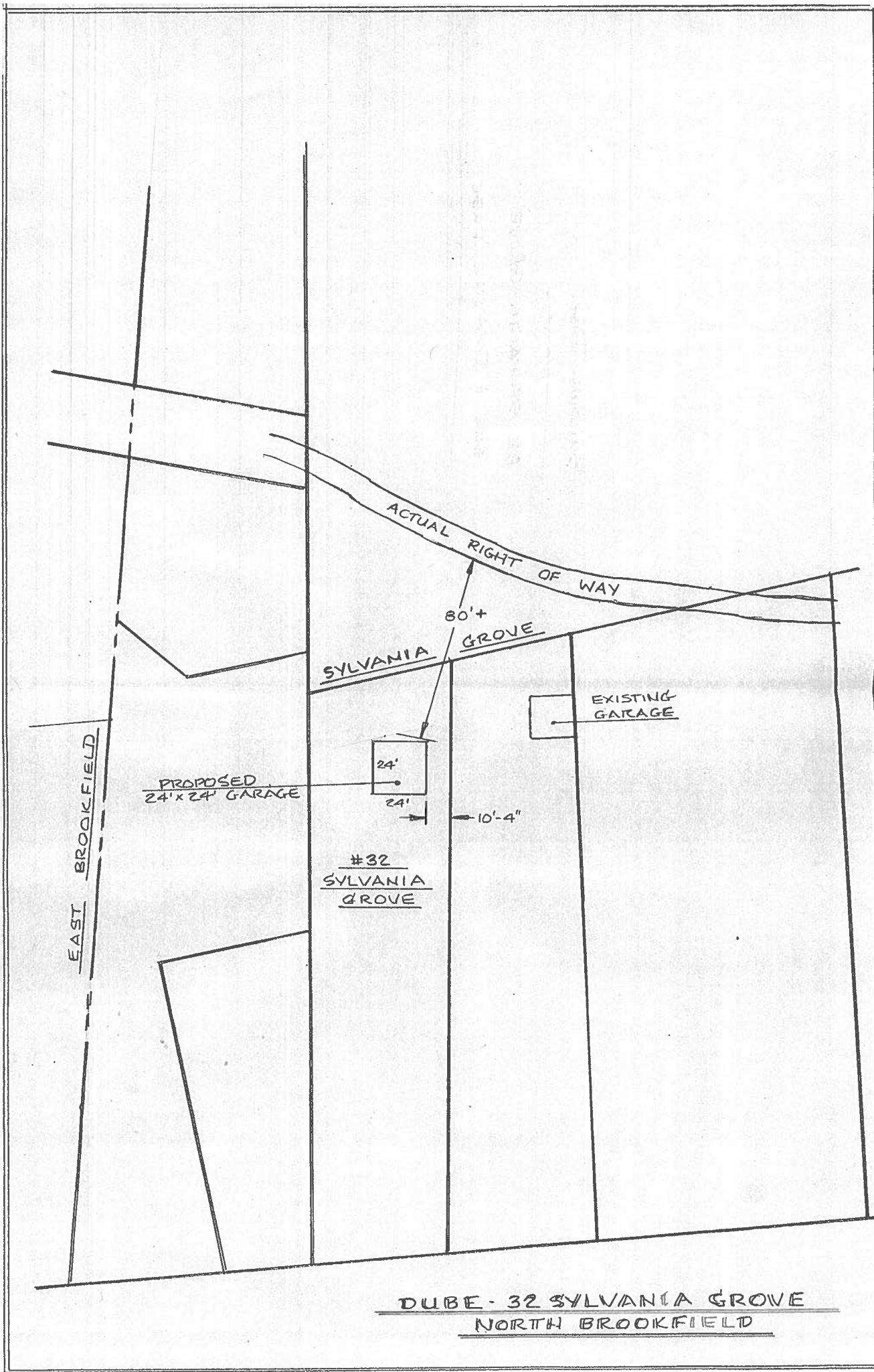
SCALE		
0	15'	30'
#	DATE	REVISIONS

**CLIENT**  
 ROBERT ANDERSON  
 P.O. BOX 733  
 RUTLAND, MA. 01543

**SEPTIC AS-BUILT PLAN**  
 FOR  
 32 SYLVANIA GROVE  
 N. BROOKFIELD, MA. 01535

PROJECT NO.: 1840  
 DATE: 10/08/19  
 SHEET NO.: 1 OF 1





EAST BROOKFIELD

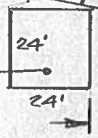
ACTUAL RIGHT OF WAY

80'+

SYLVANIA GROVE

EXISTING GARAGE

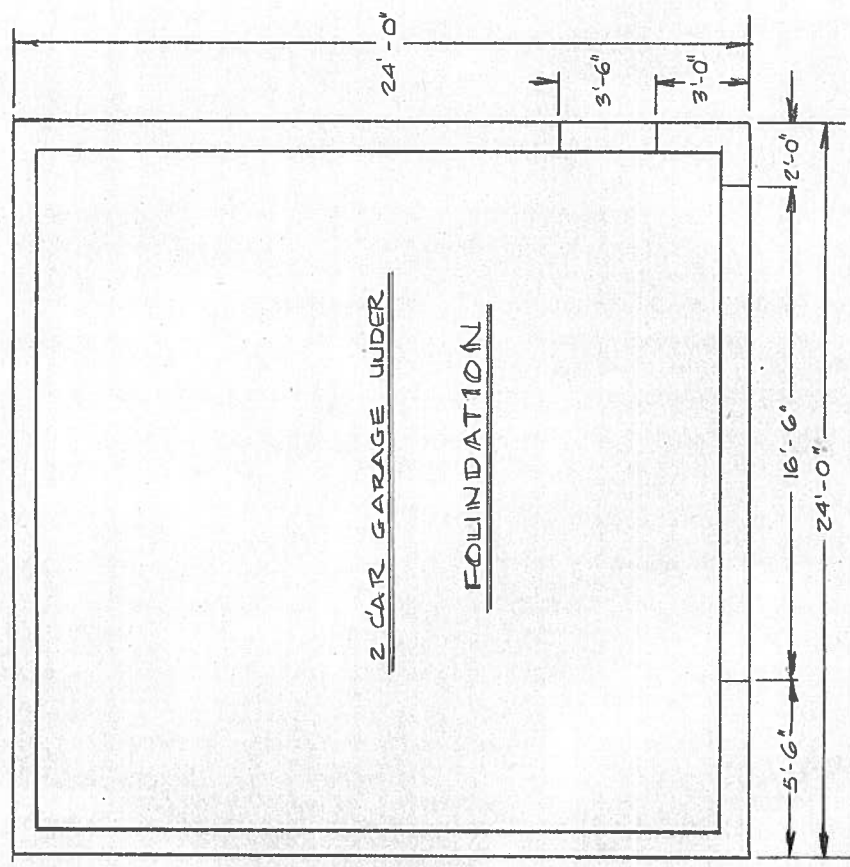
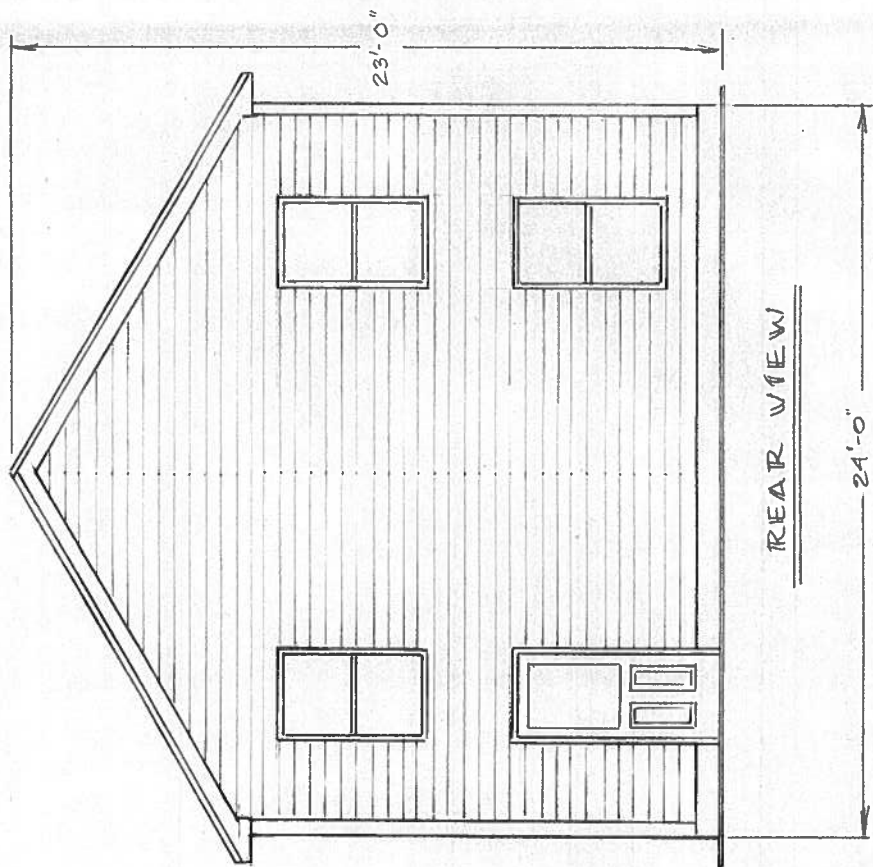
PROPOSED  
24' x 24' GARAGE



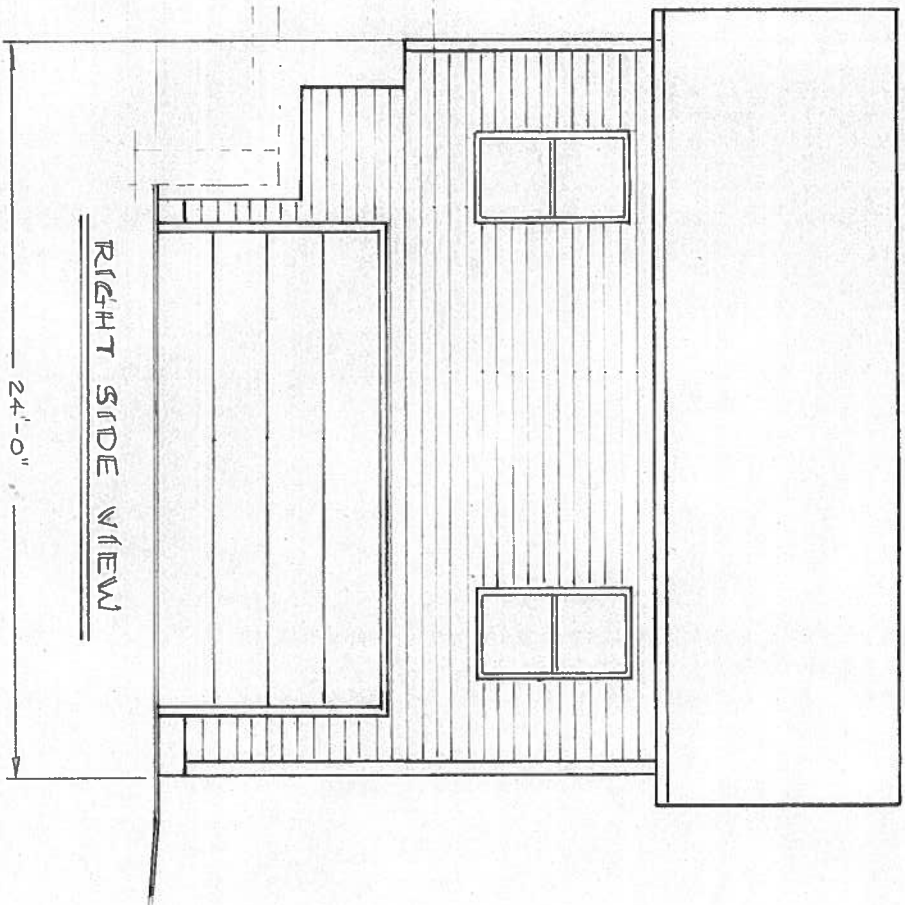
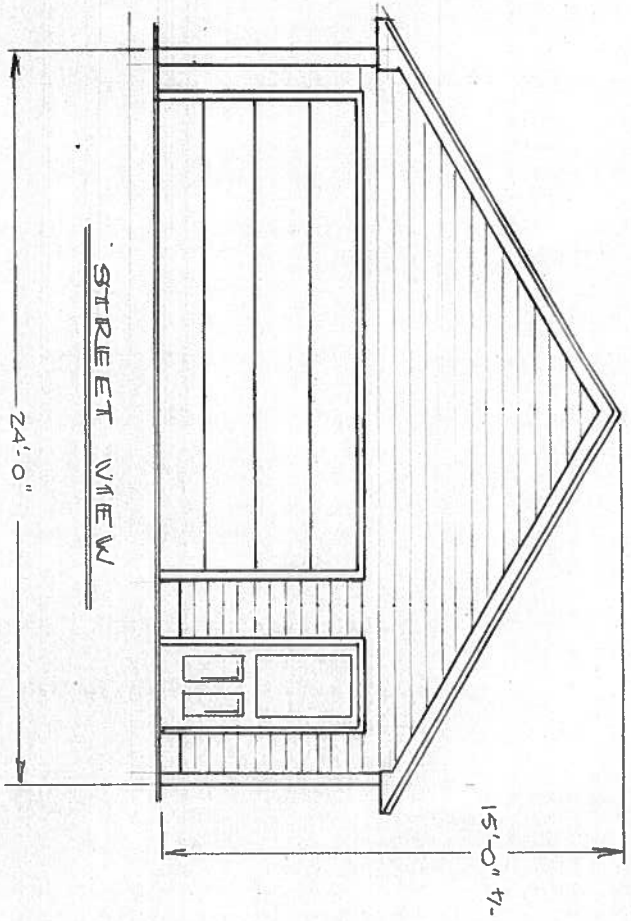
10'-4"

#32  
SYLVANIA  
GROVE

DUBE - 32 SYLVANIA GROVE  
NORTH BROOKFIELD



DUBE - 32 SYLVANIA GROVE  
NORTH BROOKFIELD



DUBE - 32 SYLVANIA GROVE  
NORTH BROOK FIELD