



TOWN OF NORTHBOROUGH Zoning Board of Appeals

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5019 • 508-393-6996 Fax

For Board Use Only:
Case No. _____
Filing Date: _____

APPLICATION FOR HEARING

(This form to be filed with Town Clerk)

Request is for: (check all that apply)

- Variance Special Permit Special Permit with Site Plan Approval
- Special Permit (per 7-07-010, Groundwater Protection Overlay District)
- Appeal 40B Comprehensive Permit

Property Information

1. Location of Property:

Street Address 27 Ridge Rd, Northborough MA
 GIS Map # 65 Parcel # 77 & 78
 Zoning District(s): RC Groundwater Protection Overlay District(s): GW2

2. Name of Petitioner(s): Bruce & Diana Wentworth

Owner Tenant/ Agreed Purchaser/ Other (circle one)
 Address: 27 Ridge Rd Northborough MA
 Telephone #: (617) 803-9901 Email: nadador1954@gmail.com

3. Name of Presenter(s): Bruce Wentworth

Address: 27 Ridge Rd, Northborough MA
 Telephone #: (617) 803 9901 Email: nadador1954@gmail.com

4. Name of Owner(s) of Property: Bruce & Diana Wentworth

Address: 27 Ridge Rd Northborough MA
 Telephone #: (617) 803 9901 Email: nadador1954@gmail.com

5. Property Owner's Knowledge and Consent

I (we) have knowledge of, and consent to, the application for the project as presented.

Bruce M. Wentworth
 Signature of Property Owner

June 6, 2021
 Date

Bruce M. Wentworth
 Please Print Name

Project Information:

1. Explain what you want to do or construct and state which provision(s) of the Zoning Bylaw requires you to obtain a Variance.

We want to build a 2-car garage attached to the south side of our home and have had one designed to fit along the border abutting the properties owned, respectively, by Jody Reale and Mark Wilson, 1 Danforth Drive, and Samantha McDermott, 3 Danforth Drive. Compliance with the 15 ft offset from our neighbor's property lines is impacted by peculiarities in the shape of the border, described below, and we request a variance.

A. Variance: Specifically, what are the soil conditions, shape or topography of your lot or structure which especially affect this lot, as distinguished from other lots in the zoning district in which it is locate?

1. The property consists of a 3 bedroom, 2 bath, single family home on two adjoining parcels (see GIS map 65, parcels 77 and 78) that jointly comprise the property at 27 Ridge Rd owned by Bruce and Diana Wentworth, zoning RC. The shape of the 20,000 sq ft lot is rectangular, extending back from the road approximately 230 feet, on one side, and is 103 feet wide at the line formed by the front of the house including both parcels of land. The home sits atop a highpoint on the property preventing incursion of rain or groundwater. It is the peculiar shape of the southern border of the lot, caused by the adjoining of parcels 77 and 78, that requires us to request a variance to build a garage (Please see the Certified Plot Plan and Google Earth Image for clarity).

2. What is the hardship which is caused by the factors listed above?

The southwest corner of the proposed garage (front, right of the house) is slightly out of compliance by 1.2 inches but soon returns to compliance due to the widening of the triangle comprising parcel 78. However, the southeast corner of the proposed garage is out of compliance by 7 ft due to one unique location in the property line created by the eastern-most adjoining point of parcel 77 to parcel 78. A significant portion of the southeast corner of the proposed structure would need to be eliminated rendering the project useless, even though it is mostly in compliance at all other points of the southern border (please see plot plan). Thus, we request a variance.

3. What facts will support a finding that the relief sought will not constitute as substantial detriment to the public good?

The point of land creating the key hardship is embedded within a dense hedgerow of forsythia and there is no plan to disturb this natural divider between the properties. We have consulted with the principally impacted neighbors (residing at 25 Ridge Rd, 1 and 3 Danforth Drive, respectively) and they have concurred that the project does not adversely impact them.

4. What facts will support a finding that the relief sought may be given without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaws?

We request a variance from the 15 ft offset requirement to only accommodate the peculiar aspect of the property line described. The project has been designed with full intent to comply with the zoning laws in all other respects. Furthermore, the design is particularly chosen to compliment the houses in the neighborhood, to maintain curb-appeal once completed and the garden landscaping restored, and to preserve the existing natural foliage separating properties (Pease see Building Plans). The building of this garage will not impact the natural beauty of the neighborhood and furthermore will end the need for two senior citizens to dig out their cars after blizzards and snow ploughs have entombed them. We fully respect and support the intent of the Zoning Bylaws and respectfully request relief only for the odd issue created by the unusual aspect of the border.



TOWN OF NORTHBOROUGH Building Department
 Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5010 • Fax 508-393-3130

ZONING INTERPRETATION REQUEST FORM

Property Address: 27Ridge Rd, Northborough, MA 01532 *DEADLINE JUNE-22*
MEETING JULY-27

Does the Property Have: Public Water: Yes X No _____ Public Sewer: Yes _____ No X

Current Use: The property is a single-family private home, owner occupied.

Proposed Use: The property will continue to be used as an owner-occupied private home, now with a two car garage addition (if the variance is granted).

Applicant Name: Bruce M Wentworth Phone Number: 617.803.9901
 Email Address: nadador1954@gmail.com

For Official Use Only 159' to WETLANDS -
 200' to WATER BODY.
 Map & Parcel: 65-77 Property Zoning District: R-C Floodplain, wetlands
 Groundwater Protection Overlay District: Area 1 _____ Area 2 X Area 3 _____ N/A _____
 Lot Area Required 2040K Have 5122216 Street Frontage Required 100 Have 110 ✓
 Setbacks Required F.S.R Have _____ Bylaw Citation for Proposed Use: _____

Comments: 30/15/25
12/8/90+ Proposed

SIDEYARD SETBACK IS 15' REQUIRED 7-06-030 TABLE 2
⊗ PROPOSED IS 8±', DIMENSIONAL VARIANCE IS REQUIRED
GRANTING RELIEF OF ± 8'

⊗ CONTACT MIA AT CONSERVATION FOR ADDITIONAL INFO.

Is the proposed use allowed in the Zoning District: Yes _____ By PB _____ By ZBA X No _____
 Does the use require a GPOD Special Permit: Yes _____ No X N/A _____ Conservation required: Yes X No _____
 Special permit required: Yes _____ No X N/A _____ Special Permit w/ Site Plan Approval: Yes _____ No X _____
 Earthwork permit required: Yes _____ No X Design Review required(7-03-060): Yes _____ No X _____
 Minor Site Plan Approval required: Yes _____ No X Historical/Scenic/Stone Wall required: Yes _____ No X _____

Signature: [Signature]
 Robert J. Frederico
 Inspector of Buildings/Zoning Enforcement Officer

Date: 6-9-2021

This Zoning Interpretation is for informational purposes only. This Zoning Interpretation does not give permission to construct, alter, demolish or change the use of a property. This Interpretation may require a variance and/or special permit which is granted by either the Zoning Board of Appeals (ZBA)/Planning Board (PB) or both.

RETURN TO:

BRUCE M. WENTWORTH

27 RIDGE ROAD

NORTHBORO, MA 01532

70840

DEED

Jon E. Lien and Margaret A. Lien
of Northborough, Worcester County, Massachusetts

being married, for consideration paid, and in full consideration of (\$225,000.00) two hundred twenty five thousand dollars

grant to Bruce M. Wentworth and Diana B. Wentworth as husband and wife tenants by the entirety with quitclaim covenants

of 27 Ridge Road, Northborough

the land in Worcester County

(Description and encumbrances, if any)

The land in Northborough, Worcester County, Massachusetts, with the buildings thereon, shown as Lot #2 on "Plan of Land in Northborough, Mass., Owner: Jaakko J. & Aino M. Kansanen, Scale: 1" = 40', June 28, 1979, Plan & Survey by: Guerard Survey Co. & Associates, 11 Summer Street, Westborough, Mass. 01581" recorded in Worcester District Registry of Deeds in Plan Book 467, Plan 125, bounded and described as follows:

BEGINNING at a point on the easterly sideline of Ridge Road, said point being the northwesterly corner of said lot and being S. 05° 27' 51" E., 125.00 feet measured along the easterly sideline of Ridge Road from land of Robert C. & Joyce B. Trimble, now or formerly, as shown on said plan;

THENCE S. 05° 27' 51" E., 110.00 feet along the easterly sideline of Ridge Road to a point as shown on said plan;

THENCE N. 79° 35' 08" E., 231.83 feet to a point as shown on said plan;

THENCE N. 15° 21' 48" W., 78.00 feet to a point as shown on said plan;

THENCE S. 87° 59' 48" W., 217.95 feet to the point of beginning;

Containing 20,973 square feet of land, more or less.

Also--A certain parcel of land situated in Northborough, Worcester County, Massachusetts, shown as Lot #3-B on a plan of land entitled: "Plan of Land in Northborough, Mass., Owner: William F. Jr. & Doris S. Lowe & Jonathon S. & Beverly A. Gabriel, Scale: 1" = 40', May 9, 1985, Plan & Survey by Guerard Survey Co. & Assoc., 11 Summer St., Westborough, Mass. 01581" recorded Worcester District Registry of Deeds, Plan Book 535, Plan 29, bounded and described as follows:

Handwritten: 25 W
BMS

96 JUN 28 PM 3:27

Property address: 27 Ridge Road Northboro, MA 01532

BEGINNING at a point on the easterly sideline of Ridge Road, said point being the southwesterly corner of Lot #2 as shown on said plan;

THENCE N. 79° 35' 08" E., 130.46 feet to a point as shown on said plan;

THENCE S. 05° 35' 45" E., 10.11 feet to a point as shown on said plan;

THENCE S. 84° 01' 40" W., 130.00 feet to the point of beginning.

Said Lot #3-B containing 656.83 square feet of land more or less.

Being the same premises conveyed to Jon E. Lien and Margaret A. Lien by deed of Hanner Built Homes, Inc. dated November 15, 1985 and recorded at the Worcester District Registry of Deeds in Book 9063, Page 92.

WITNESS our hands and seals this 25th day of June, 1996.

Jon E. Lien
Jon E. Lien

Margaret A. Lien
Margaret A. Lien

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

June 25th, 1996

Then personally appeared the above named Jon E. Lien and Margaret A. Lien acknowledged the foregoing instrument to be their free act and deed before me

Kristiann Garven
Kristiann Garven
Notary Public
Commission expires: 6-1-2001

Seal

DEEDS REG 20
WORCESTER

06/28/96

X

TAX 1026.00
CASH 1026.00

6213A140 14:05
EXCISE TAX

ATTEST: WORC. Anthony J. Vigliotti, Register

WORCESTER, SS.

A true copy of record of

WORCESTER DISTRICT REGISTRY OF DEEDS

Book 18040 Page 195-197

Attest:

Kathryn A. Torrey

Register

REALE JODI A
1 DANFORTH DRIVE
NORTHBOROUGH MA 01532

BROWN DAVID A
BROWN CINDY C
11 DANFORTH DRIVE
NORTHBOROUGH MA 01532

MOUFFLET GRETCHEN L
2 DANFORTH DRIVE
NORTHBOROUGH MA 01532

MCDERMOTT SAMANTHA N
3 DANFORTH DRIVE
NORTHBOROUGH MA 01532

ELLIS NICHOLAS G
6 DANFORTH DRIVE
NORTHBOROUGH MA 01532

GRENIER ROBERT L
GRENIER MARY-BETH
7 DANFORTH DRIVE
NORTHBOROUGH MA 01532

ASSABET REALTY LLC
19 BONAZZOLI AVENUE
HUDSON MA 01749

WANG DAOHONG
446 BROOKLINE STREET
NEWTON MA 02459

BOUMAJNY BORIS
BOUMAJNAYA MARINA
24 HARRIS AVENUE
NORTHBOROUGH MA 01532

ASSABET REALTY LLC
19 BONAZZOLI AVENUE
HUDSON MA 01749

AMATO DAMON J
AMATO LARISSA M
110 MAPLE LANE
NORTHBOROUGH MA 01532

CAMPANELLA ERIC
COTNOIR AIMEE
78 MAPLE STREET
NORTHBOROUGH MA 01532

MCMANUS SUSAN W
82 MAPLE STREET
NORTHBOROUGH MA 01532

FYFFE JOHN R
19 RIDGE ROAD
NORTHBOROUGH MA 01532

CODERRE JOHN
CODERRE ALICIA C
23 RIDGE ROAD
NORTHBOROUGH MA 01532

SIMONELLY PATSY
24 RIDGE ROAD
NORTHBOROUGH MA 01532

MIDGLEY ROBERT A
25 RIDGE ROAD
NORTHBOROUGH MA 01532

WENTWORTH BRUCE M
WENTWORTH DIANA B
27 RIDGE ROAD
NORTHBOROUGH MA 01532

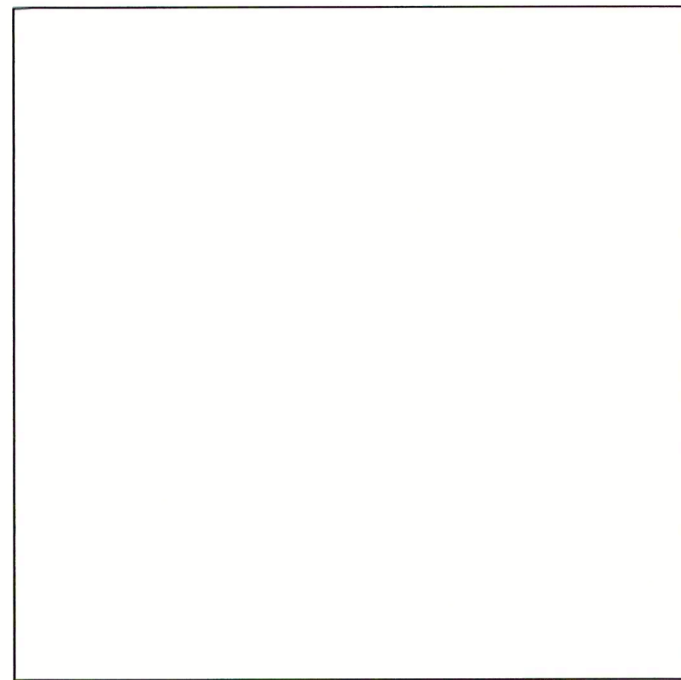
WENTWORTH BRUCE
WENTWORTH DIANA B
27 RIDGE ROAD
NORTHBOROUGH MA 01532

CHANG WILLY
WENMEI SHIE
40 RIDGE ROAD
NORTHBOROUGH MA 01532

NOLAN SCOTT J
NOLAN ELIZABETH M
43 RIDGE ROAD
NORTHBOROUGH MA 01532

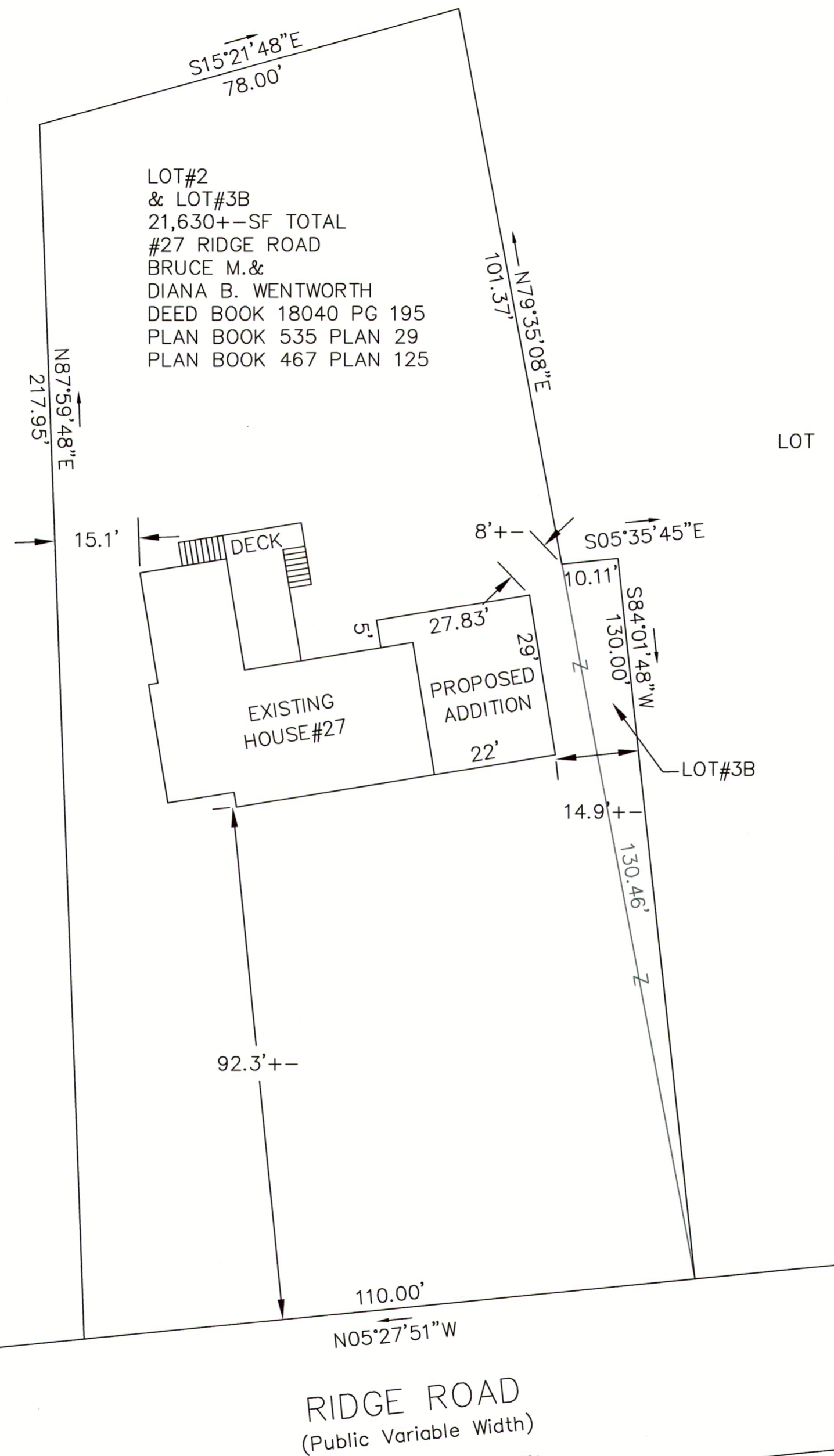
ROBBINS JOHN G
ROBBINS MARY N
100 WESSON TERRACE
NORTHBOROUGH MA 01532

GEORGE FREDERICK A JR
GEORGE VIRGINIA SIMMS
96 WESSON TERRACE
NORTHBOROUGH MA 01532

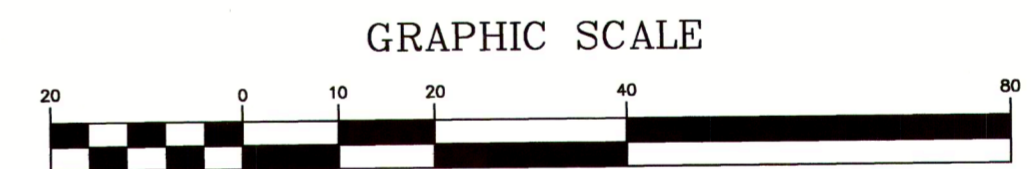


ZONING CLASSIFICATION:
ZONE DISTRICT
RC
20,000 SF
100' FRONTAGE
30' FRONT YARD
15' SIDE YARD
25' REAR YARD
100' LOT WIDTH

LOT #1



LOT #3A



1 INCH = 20 FT.

**PLOT
PLAN OF LAND
IN
NORTHBOROUGH, MA**

OWNER:

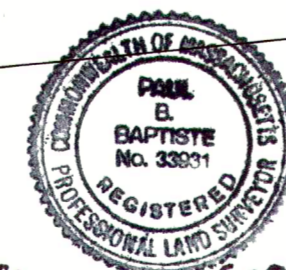
#27 RIDGE ROAD
BRUCE M.&
DIANA B. WENTWORTH
DEED BOOK 18040 PG 195
PLAN BOOK 535 PLAN 29
PLAN BOOK 467 PLAN 125

SCALE: 1" = 20'
DATE: NOVEMBER 20, 2020

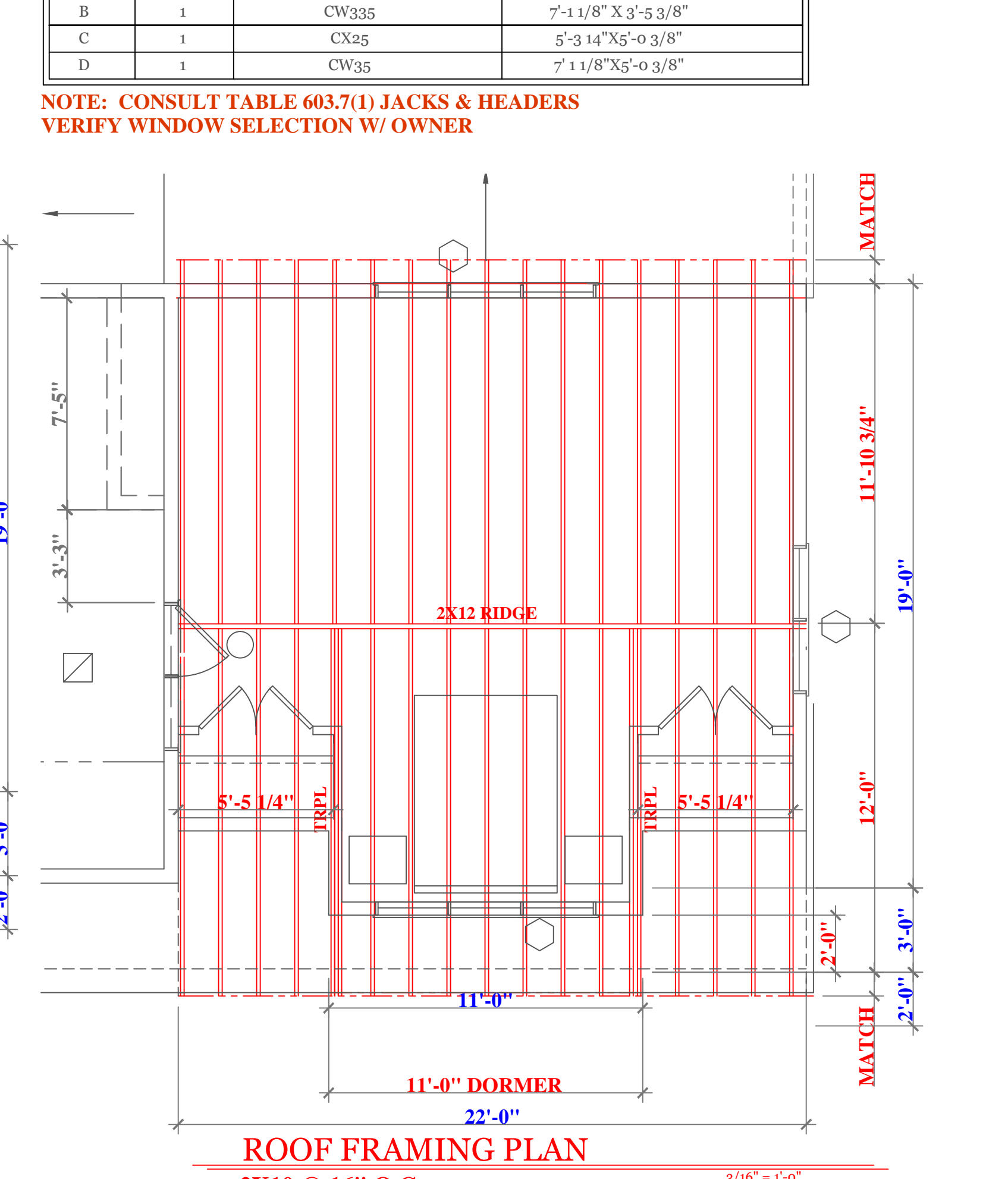
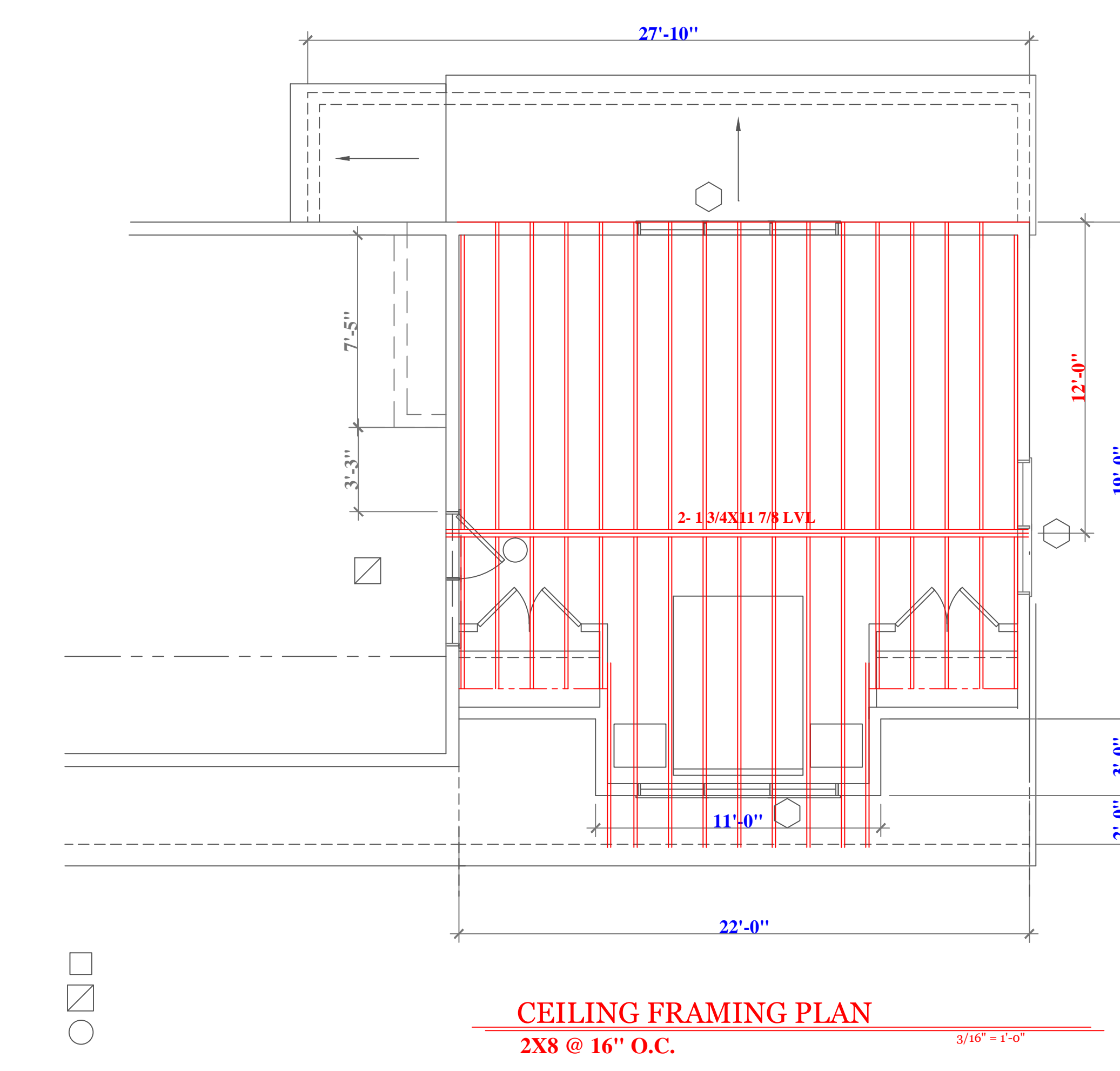
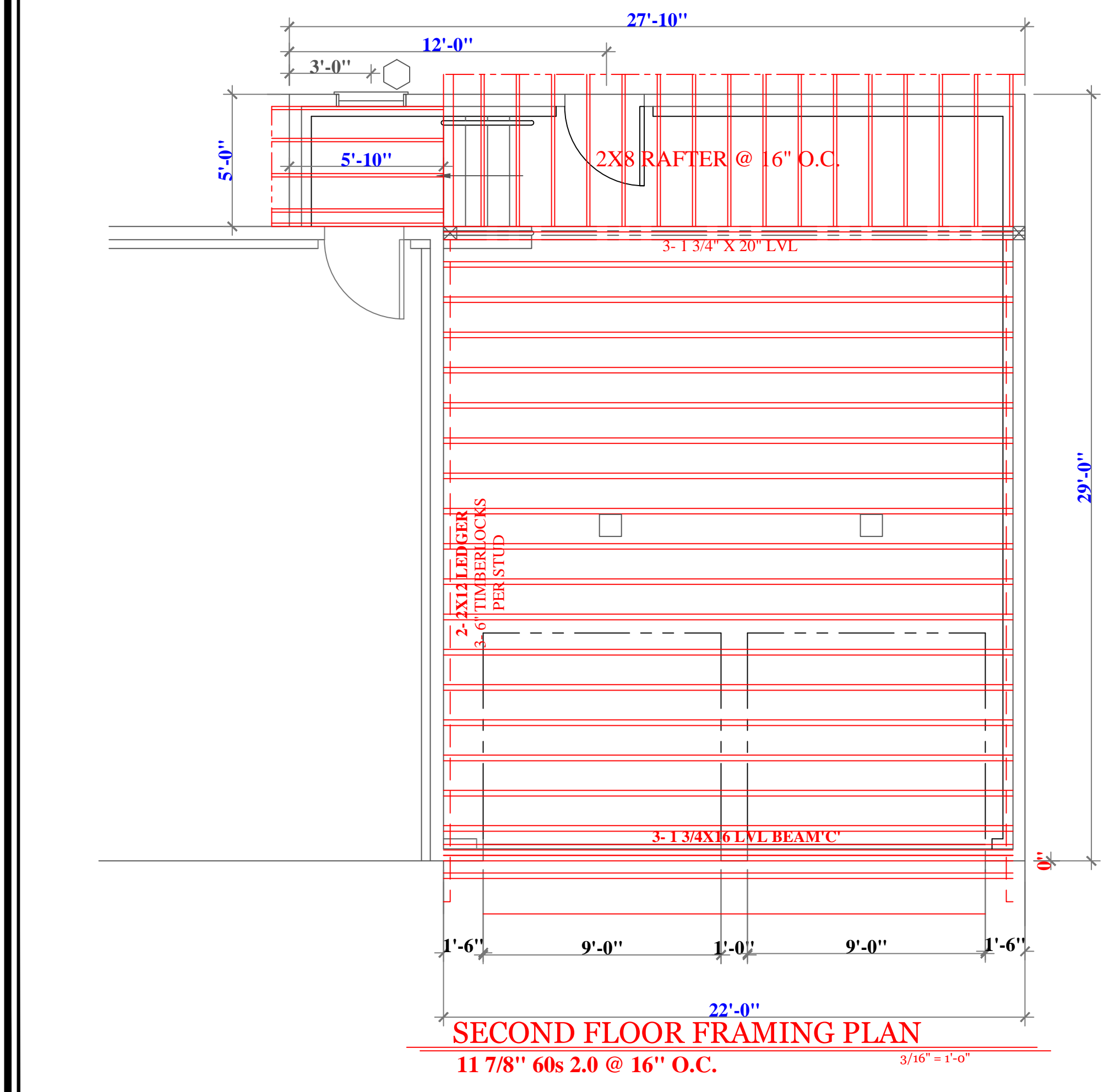
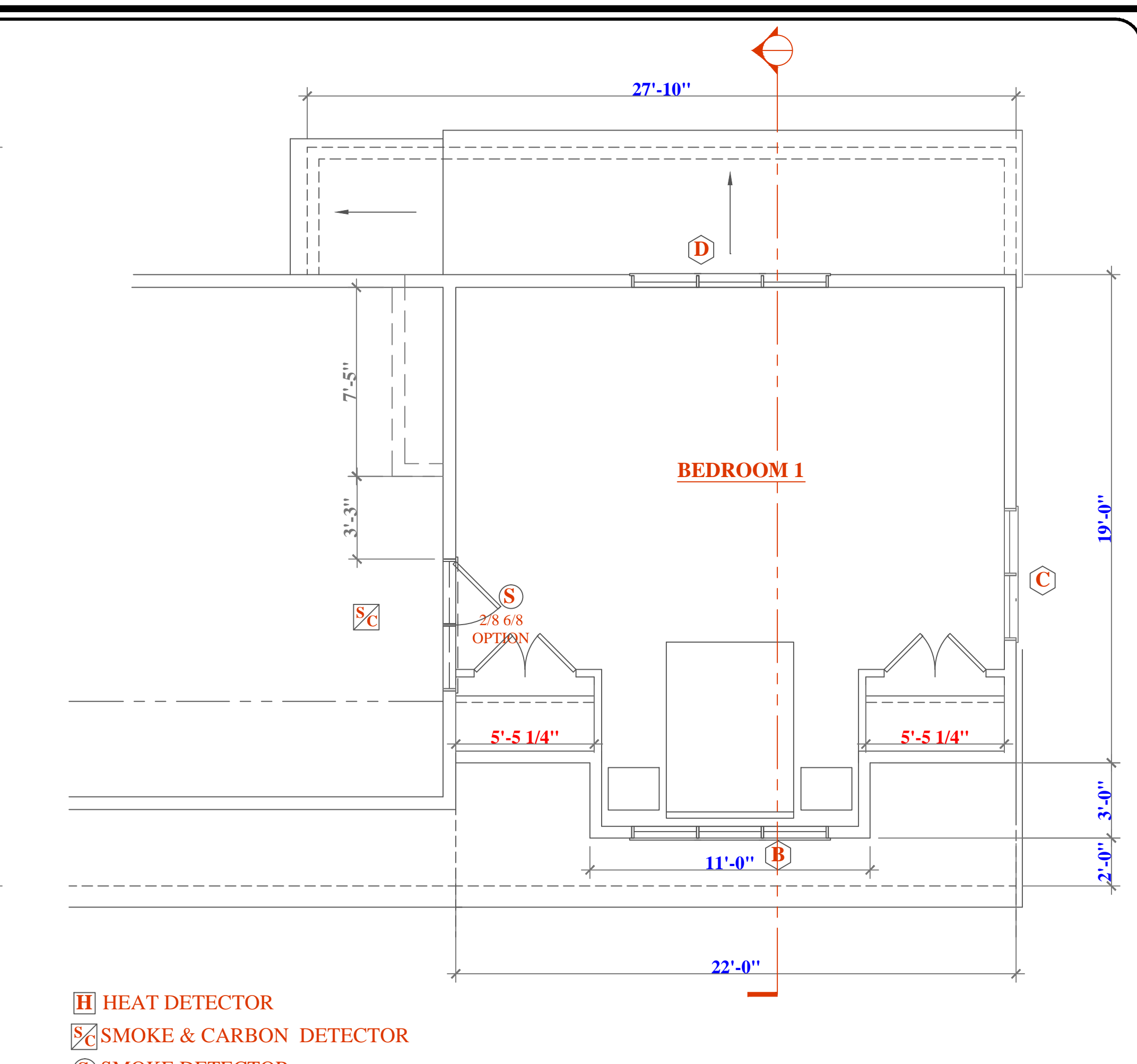
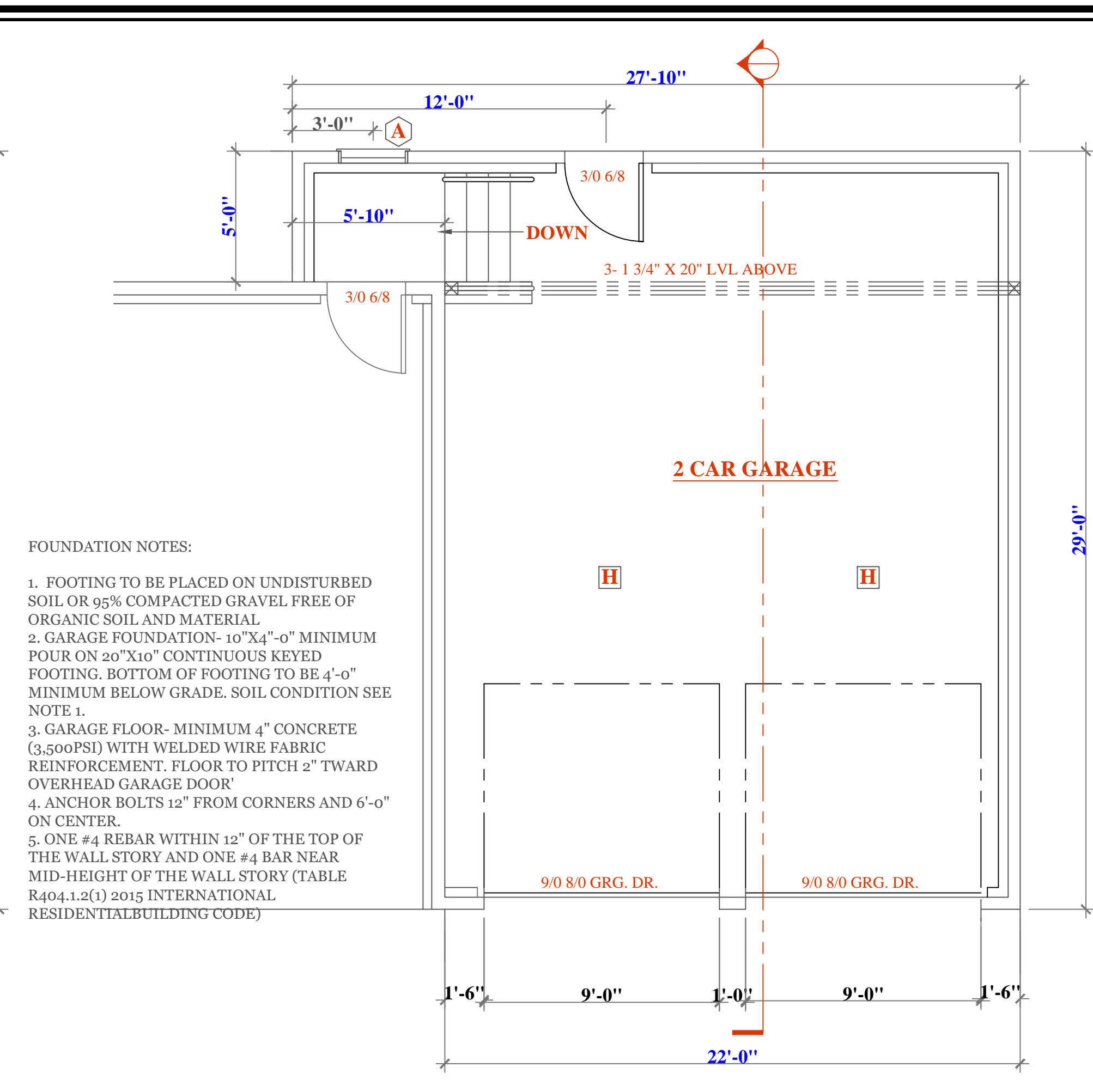
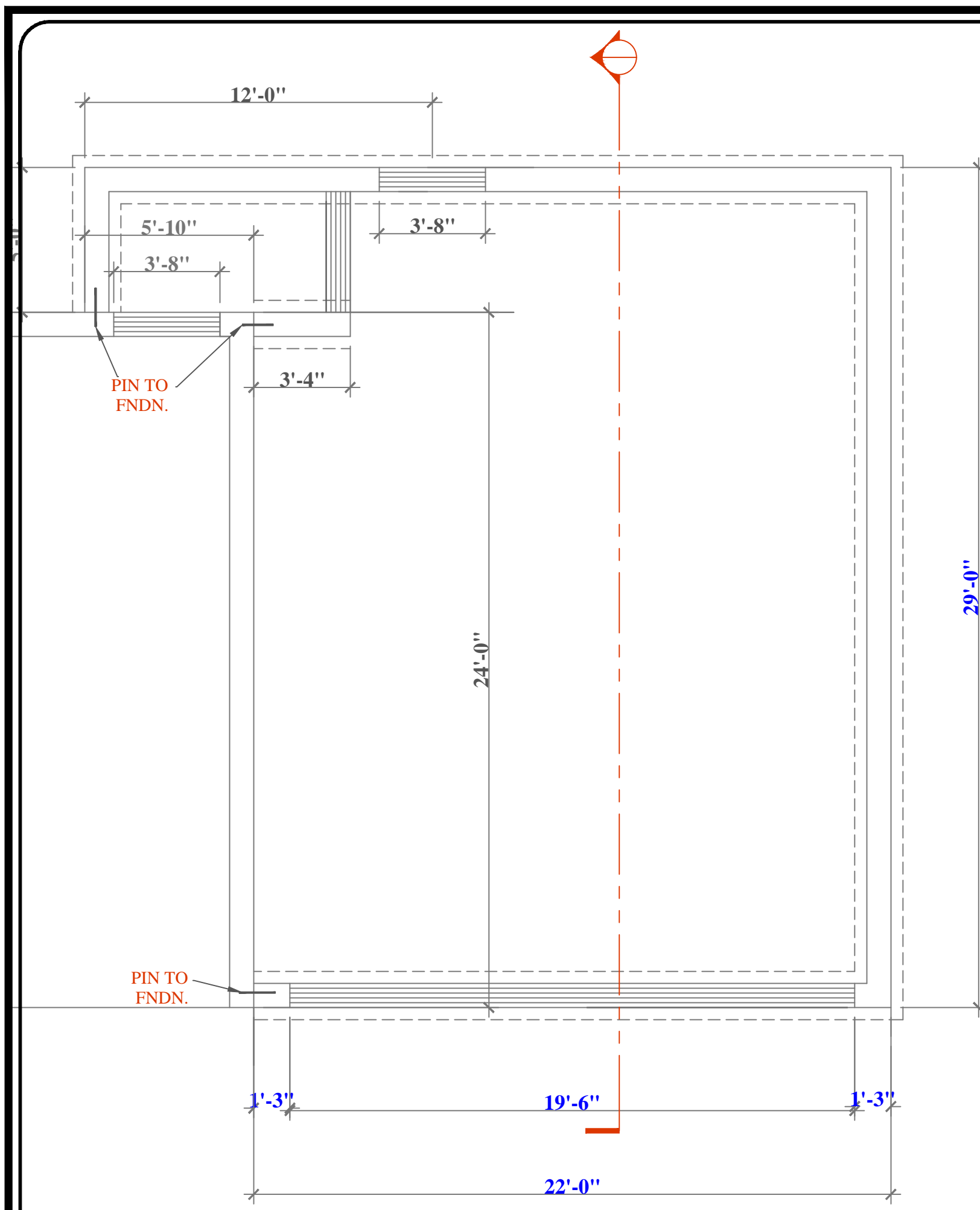
PREPARED BY:

GUERARD SURVEY CO. & ASSOC. INC.
11 SUMMER STREET
WESTBOROUGH, MA 01581
(508) 366-8800

RIDGE ROAD
(Public Variable Width)



Paul B. Baptiste
PAUL B. BAPTISTE PLS#33931



WINDOW SCHEDULE: ANDERSEN 200'S

INDEX	QUA	CATALOG	ROUGH OPENING
A	1	CX135	2'-8" X 3'-5 3/8"
B	1	CW335	7'-1 1/8" X 3'-5 3/8"
C	1	CX25	5'-3 1/4" X 5'-0 3/8"
D	1	CW35	7'-1 1/8" X 5'-0 3/8"

NOTE: CONSULT TABLE 603.7(1) JACKS & HEADERS
 VERIFY WINDOW SELECTION W/ OWNER

NOTES:

GENERAL NOTES:
 1. These plans are drawn as required for construction by an experienced licensed general contractor.
 2. The General contractor shall fully comply with the 9th Edition of the Massachusetts State Building Code, IRC 2015 and all additional local requirements.
 3. Written dimensions shall have precedence over scaled dimensions. The general contractor shall verify and is responsible for all dimensions (including rough openings) and conditions on the job and must notify this office of any variations from these drawings. Any defects in the construction documents shall be brought to the attention of this office before proceeding with work. Reasonable time not allowed this office to correct defects shall place the burden of cost and liability from such defects upon the contractor.
 4. Field verify existing conditions and dimensions.

R.C. Searles Associates
 Exclusive Home Designers
 Design / Build
 Phone No. (508) 466-3202
 17 Glenwood St.
 Holden Ma.

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BRUCE WENTWORTH
 27 RIDGE ROAD
 NORTHBOROUGH, MA

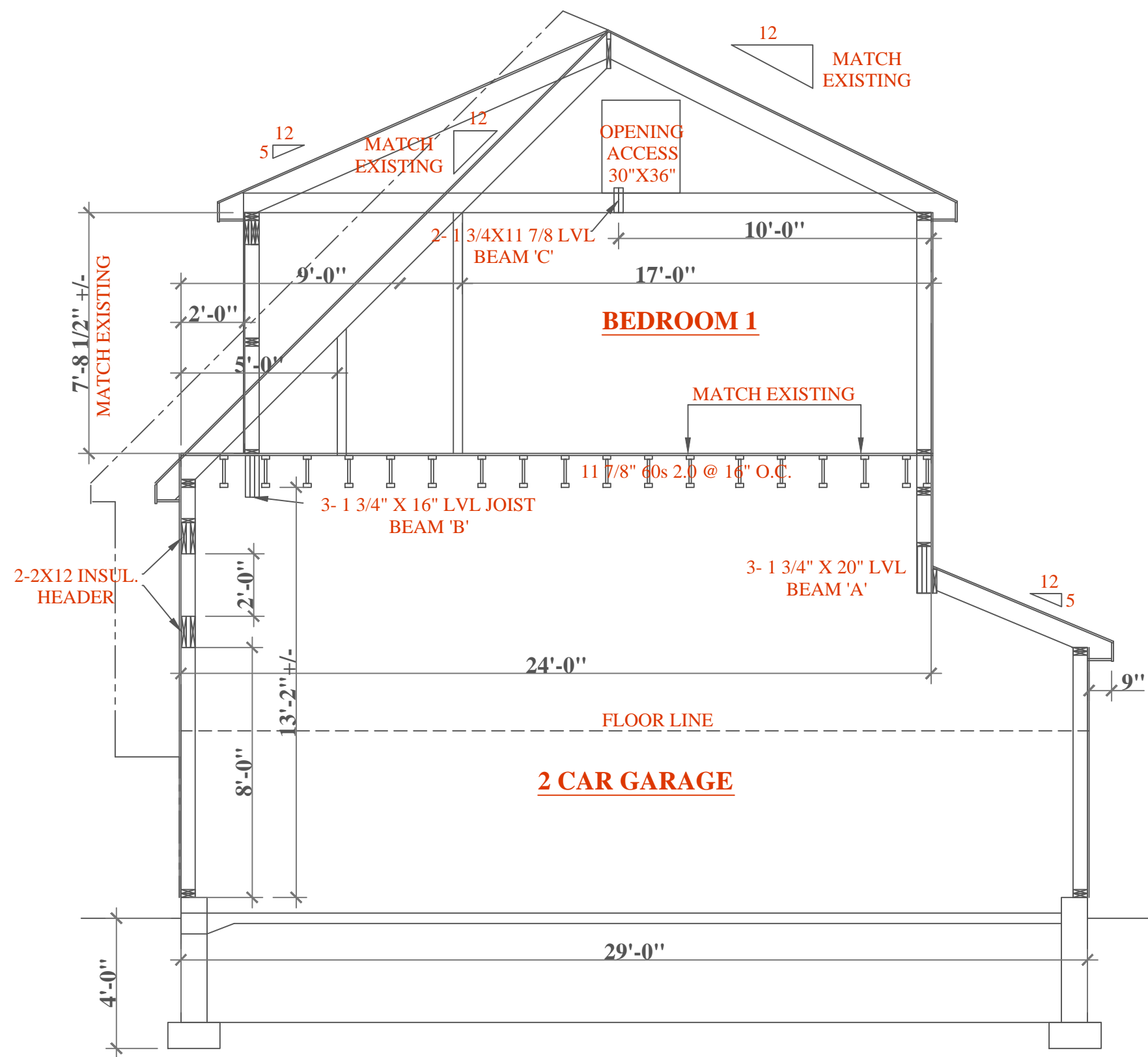
FOUNDATION PLAN
 FLOOR PLANS
 FRAMING PLANS

BW.031821

DATE: 6/1/2021
 SCALE: 1/4" = 1'-0"
 DRAWN BY: RCS
 CHECKED BY: MJB

Sheet 1 OF 3

1



CROSS SECTION

3/8" = 1'-0"



FRONT ELEVATION

3/8" = 1'-0"

NOTE:
MATCH SIDING, SOFFIT, TRIM AND ROOF SHINGLES TO EXISTING

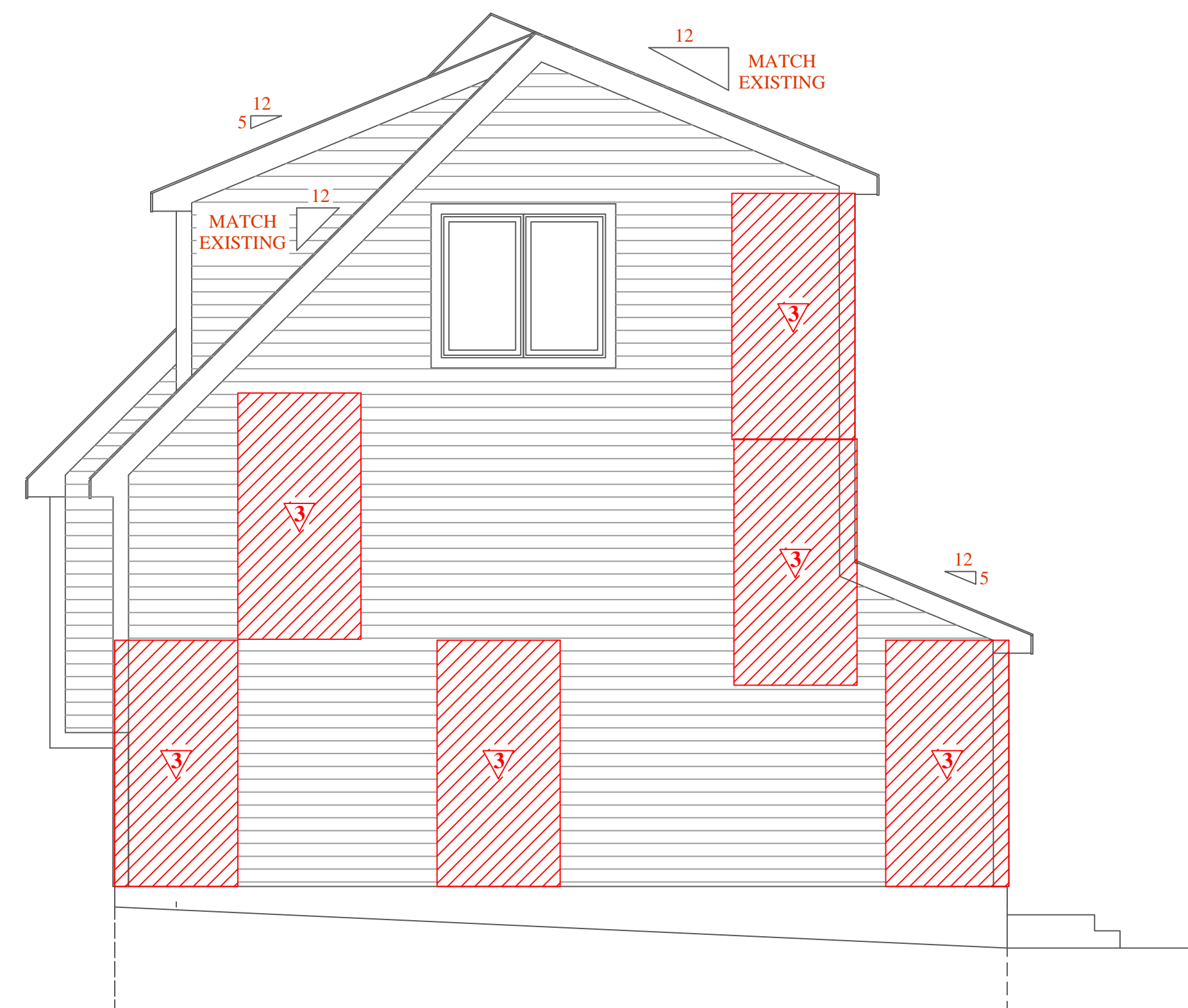
CONSTRUCTION SCHEDULE:		(UNLESS NOTED OTHERWISE ON PLAN)
1	RIDGE BOARD:	2" X 12" RIDGE W/ VENT
2	ROOF MATERIAL:	ASPHALT SHINGLES ON 15lb. ROOF FELT
3	ROOF SHEATHING:	1/2" CDX PLYWOOD
4	ROOF RAFTER:	2" X 10" @ 16" O.C.
5	INSULATION @ ROOF:	R-49
6	COLLAR TIES:	NA
7	DRIP EDGE:	ALUMINUM DRIP EDGE & FASIA
8	SOFFIT:	CONTINUOUS SOFFIT VENT
9	CEILING JOISTS:	2X8 @ 16" O.C.
10	EXT. SHEATHING:	1/2" CDX PLYWOOD
11	EXT. FINISH:	HORIZONTAL SIDING
12	EXT. WALL:	2" X 6" @ 16" O.C.
13	INTERIOR WALL:	2" X 4" @ 16" O.C.
14	INSULATION @ WALL:	R-21
15	SUB FLOOR:	3/4" PLYWOOD T&G GLUED & NAILED
16	JOIST:	11 7/8" 60S 2.0 @ 16" O.C.
17	SILL:	4" X 6" DBL P.T. SILL
18	ANCHOR:	1/2" Ø STL ANCHOR BOLTS
19	BEAM:	NA
20	COLUMN:	NA
21	FND. WALL:	10" X 7'10" CONCRETE WALL (VARIES)
22	SLAB:	SEE FOUNDATION NOTES
23	FOOTING:	20" X 20" X 10" CONT. KEYED FOOTINGS
24	CONC. PAD:	NA

NOTES: -ISOETHENE ALL RIM JOISTS
-ICE & WATER SHIELD 6'-0" UP FROM DRIP EDGE & 3'-0" WIDE UP VALLEYS
-SIMPSON H2.5A CLIPS TYP ALL RAFTERS



REAR ELEVATION

3/8" = 1'-0"



RIGHT SIDE ELEVATION

3/8" = 1'-0"

NOTES:

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BRUCE WENTWORTH
27 RIDGE ROAD
NORTHBOROUGH, MA

ELEVATIONS
CROSS SECTION

BW.031821

DATE: 6/1/2021

SCALE: 1/4" = 1'-0"

DRAWN BY: RCS

CHECKED BY: MJB

Sheet 2 OF 3

2

BEAM CALCULATIONS

BEAM	SIZE	SPAN	LIVE LOAD	TOTAL LOAD	MAX LIVE (PLF)	MAX TOTAL (PLF)
A	3- 1 3/4" X 20"	22'-0"	0	920	0	1586
B	3- 1 3/4" X 16"	22'-0"	0	660	0	976
C	2- 1 3/4" X 11 7/8"	22'-0"	0	120	0	321

DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
TABLE 5301.2(5)	TABLE 5301.2.(4)	N/A	FIGURE 5301.2(3)	4 ft. minimum unless engineered data shows otherwise	FIGURE 5301.2(6)	FIGURE 5301.2(7)	APPENDIX 780 CMR 120.J TABLE 120.J.3.2.1	As required by the exterior roof covering manufacturer; roof pitch and local climate must also be considered	Refer to applicable Flood Insurance Rate Map (FIRM)	Only utilized in the design and construction of frost protected shallow foundations	Only utilized in the design and construction of frost protected shallow foundations
50 psf	124 mph	N/A	SEVERE	§5403.1.4	MODERATE TO HEAVY	SLIGHT TO MODERATE	N/A	§5905.0	FIRM MAPS	SEE NOTE J TABLE 5301.2(1)	SEE NOTE K TABLE 5301.2(1)

WINDOW SCHEDULE: ANDERSEN 200'S

INDEX	QUA	CATALOG	ROUGH OPENING
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C	1	CX25	5'-3 14" X 5'-0 3/8"
D	1	CW35	7' 1 1/8" X 5'-0 3/8"

**NOTE: CONSULT TABLE 603.7(1) JACKS & HEADERS
VERIFY WINDOW SELECTION W/ OWNER**

TABLE 402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b,e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ⁱ	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^c WALL R-VALUE
5 and Marine ⁴	0.30	0.55	NR	49	20 or 13+5 ^h	13/17	30 ^g	15/19	10, 2 ft	15/19

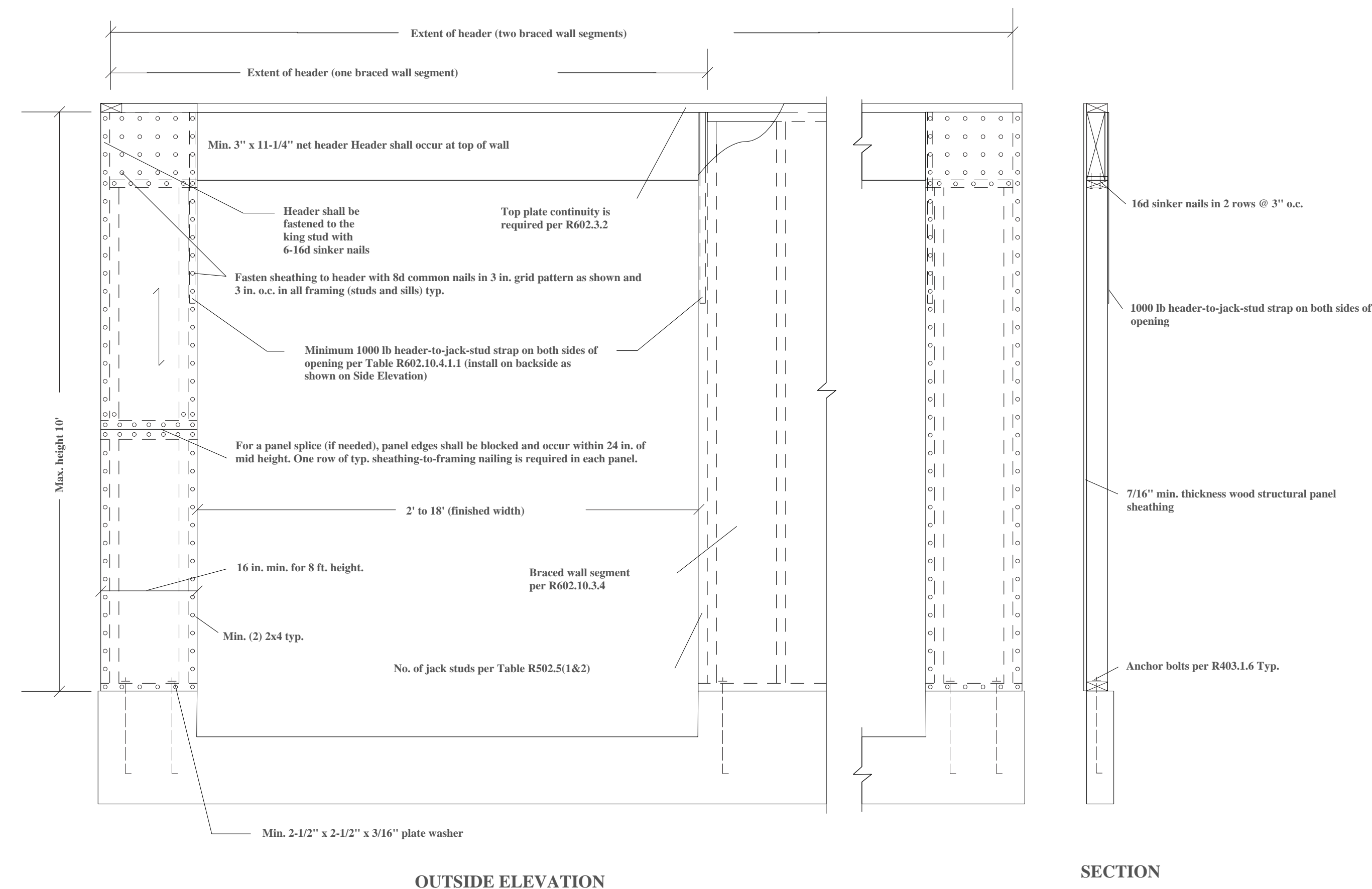
NOTE: MASSACHUSETTES AMMENDMENTS 9TH ADDITION CHANGED FENESTRATION FACTOR FROM 0.32 TO 0.30.

2015 INTERNATIONAL ENERGY CONSERVATION CODE® AND MASSACHUSETTES 780 CMR 9TH EDITION

For SI: 1 foot = 304.8 mm.

- R-values are minimums. U-factors and SHGC are maximums. R-19 batts compressed into a nominal 2 x 6 framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value.
- The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
- R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.
- There are no SHGC requirements in the Marine Zone.
- Basement wall insulation is not required in warm-humid locations as defined by Figure 301.1 and Table 301.1.
- Or insulation sufficient to fill the framing cavity, R-19 minimum.
- "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.
- The second R-value applies when more than half the insulation is on the interior of the mass wall.
- For impact rated fenestration complying with Section R301.21.2 of the *International Residential Code* or Section 1608.1.2 of the *International Building Code*, the maximum U-factor shall be 0.75 in Zone 2 and 0.65 in Zone 3.

NOTE: EXPOSED EXISTING CAVITIES TO BE FILLED TO ITS DEPTH WITH INSULATION.



PORTAL FRAME

NTS

NOTES:

R.C. Searles Associates
Exclusive Home Designers
Design / Build

17 Glenwood St.
Holden Ma.
Phone No. (508) 466-3202

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BRUCE WENTWORTH
27 RIDGE ROAD
NORTHBOROUGH, MA

PORTAL FRAME
SCHEDULES
NOTES

BW.031821

DATE: 6/1/2021

SCALE: 1/4" = 1'-0"

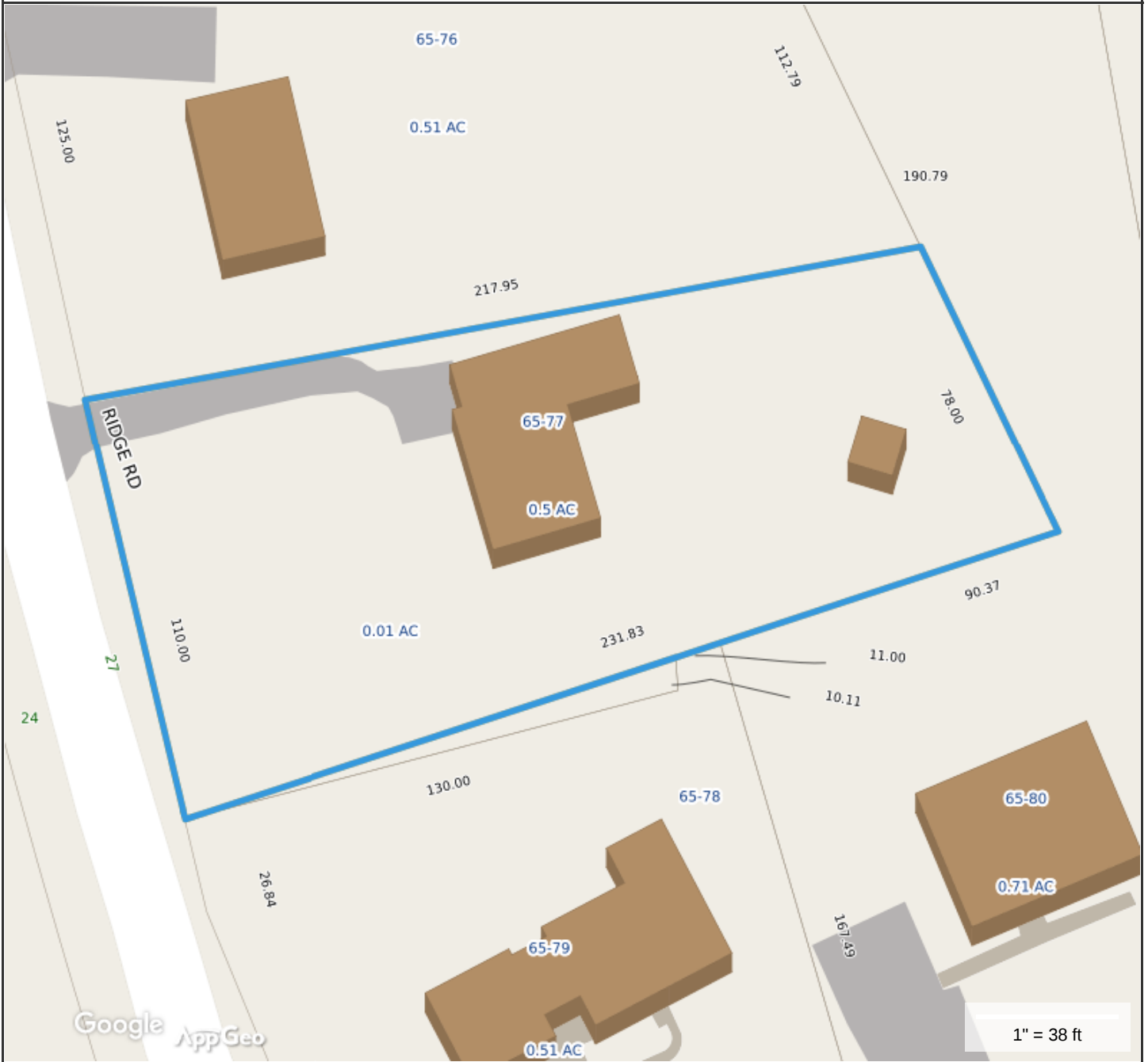
DRAWN BY: RCS

CHECKED BY: MJB

Sheet 3 OF 3

3

27 Ridge Rd GIS Map 65.77



Property Information

Property ID 065.0-0077-0000.0
Location 27 RIDGE ROAD
Owner WENTWORTH BRUCE M AND



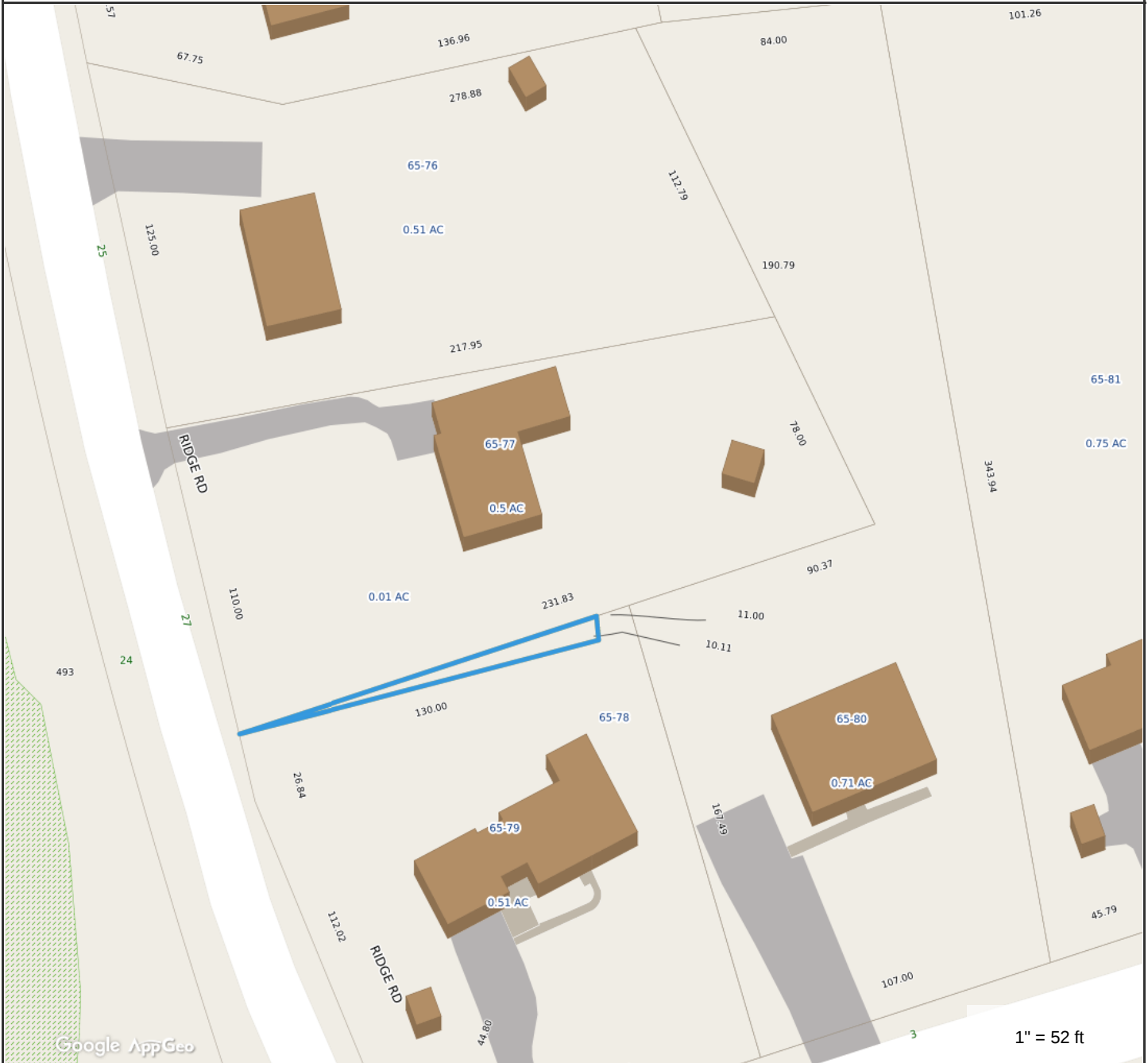
**MAP FOR REFERENCE ONLY
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Geometry updated Jan 28, 2020
 Data updated Jan 28, 2020

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

27 Ridge Rd, GIS Map 65.78



Property Information

Property ID 065.0-0078-0000.0
Location 27 RIDGE ROAD
Owner WENTWORTH BRUCE AND



**MAP FOR REFERENCE ONLY
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Geometry updated Jan 28, 2020
 Data updated Jan 28, 2020

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Ms. Fran Bakstran, Chair
Northborough Zoning Board of Appeals
c/o Ms Kathy Joubert, Town Planner/Staff Liaison
Northborough Town Offices
63 Main St,
Northborough MA 01532

Dear Ms. Bakstran and ZBA Members,

Bruce and Diana Wentworth at 27 Ridge Rd, Northborough are seeking a zoning variance to build a two-car garage on their property. They have shared the plans with me, and I understand the reason for seeking a variance.

I have no issue with them building the garage and support the needed variance.

 6.10.21

Jodi Wilson
1 Danforth Rd,
Northborough MA 01532

Ms. Fran Bakstran, Chair
Northborough Zoning Board of Appeals
c/o Ms Kathy Joubert, Town Planner/Staff Liaison
Northborough Town Offices
63 Main St,
Northborough MA 01532

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Bruce and Diana Wentworth at 27 Ridge Rd, Northborough are seeking a zoning variance to build a two-car garage on their property. They have shared the plans with me, and I understand the reason for seeking a variance.

I have no issue with them building the garage and support the needed variance.

 6/12/21

Signature Date

Samantha McDermott
3 Danforth Rd, Northborough MA
01532

Ms. Fran Bakstran, Chair
Northborough Zoning Board of Appeals
c/o Ms Kathy Joubert, Town Planner/Staff Liaison
Northborough Town Offices
63 Main St,
Northborough MA 01532

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I have no issue with them building the garage and support the needed variance.

Signature Date

Robert Midgley
25 Ridge Rd, Northborough MA
01532