



**March 22, 2022**

**Medway Planning & Economic Development Board  
Meeting**

**ZBA Petition – 2 Bullard Circle**  
**Application for an Accessory Family**  
**Dwelling Unit (AFDU)**

- Selections from the applicant's submittal to the ZBA. The owner seeks an AFDU special permit to allow for the conversion of a free-standing garage to an AFDU. The hearing before the ZBA is scheduled for April 6, 2022.



TOWN OF MEDWAY  
ZONING BOARD OF APPEALS

155 Village Street  
Medway MA 02053

GENERAL APPLICATION FORM

Phone: 508-321-4915 | [zoning@townofmedway.org](mailto:zoning@townofmedway.org)  
[www.townofmedway.org/zoning-board-appeal](http://www.townofmedway.org/zoning-board-appeal)

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. **A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.**

TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s):	Application Request(s):
Brandon Collins	Special Permit
Property Owner(s):	
CORDOVA ELIAS CORDOVA	
Site Address(es):	
2 Bullard Cir	
MEDWAY, MA 02053	
Parcel ID(s):	
06-008	
Zoning District(s): AR-I	
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title: [ZBfile:::12759:::99335]	

TOWN CLERK STAMP

TO BE COMPLETED BY STAFF:

Check No.: 20220307604026  
Date of Complete Submittal: 03/07/2022  
Comments:

Received by: Anna Rice Date: 03/14/2022

GENERAL APPLICATION FORM

APPLICANT / PETITIONER INFORMATION

The owner(s) of the land must be included as an applicant, even if not the proponent. Persons or entities other than the owner may also serve as co - a pplicants in addition to the owner(s), however, in each instance, such person shall provide sufficient written evidence of au thority to act on behalf of the owner(s). For legal entities such as corporations, LLCs, etc., list the type and legal status of ownership, the name of the trustees/officer members, their affiliation, and contact information. Please provide attachment for information if n ecessary.

Applicant/Petitioner(s):	Phone:
Brandon Collins	Email: brandon92416@gmail.com
Address: 62 Eliot st	
MILTON, ma 02186	
Attorney/Engineer/Representative(s):	Phone:
Brandon Collins	Email: brandon92416@gmail.com
Address: 62 Eliot st MILTON ma 02186	
Owner(s):	Phone:
CORDOVA ELIAS CORDOVA	Email:
Mailing Address: 2 BULLARD CIRCLE	
MEDWAY, MA 02053	

Please list name and address of other parties with financial interest in this property (use attachment if necessary):

Please disclose any relationship, past or present, interested parties may have with members of the ZBA:

I hereby certify that the information on this application and plans submitted herewith are correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of my knowledge, and that all testimony to be given by me during the Zoning Board of Appeals public hearing associated with this application are true to the best of my knowledge and belief.



03/07/2022

Signature of Applicant/Petitioner or Representative

Date

Signature Property Owner (if different than Applicant/Petitioner)

Date

GENERAL APPLICATION FORM

APPLICANT INFORMATION		
Applicable Section(s) of the Zoning Bylaw:	Requesting Waivers?	No
8.2 Accessory Dwelling Unit	Does the proposed use conform to the current Zoning Bylaw?	Yes
Present Use of Property:	Has the applicant applied for and/or been refused a building permit?	No
Single Family home	Is the property or are the buildings/structures pre-existing nonconforming?	No
Proposed Use of Property:	Is the proposal subject to approval by the BOH or BOS?	No
Single family home with In-law apartment	Is the proposal subject to approval by the Conservation Commission?	No
Date Lot was created:	Is the property located in the Floodplain District?	No
Date Building was erected:	Is the property located in the Groundwater Protection District?	No
Does the property meet the intent of the Design Review Guidelines?	Is the property located in a designated Historic District or is it designated as a Historic Landmark	No
Describe Application Request:  Homeowner wants to turn existing detached garage into an accessory dwelling unit to house related caretakers of elderly parents living in the principle dwelling unit		

GENERAL APPLICATION FORM

FILL IN THE APPLICABLE DATA BELOW

Required Data	Bylaw requirement	Existing	Proposed
A. Use		single family residence	single family residence with in-law apartment
B. Dwelling Units		1	2
C. Lot Size	44,000 Sq.Ft		
D. Lot Frontage	180ft		
E. Front Setback	35ft		
F. Side Setback	15ft		
G. Side Setback	15ft		
H. Rear Setback	15ft		
I. Lot Coverage	25%		
J. Height	35ft		
K. Parking Spaces			
L. Other			

FOR TOWN HALL USE ONLY

To be filled out by the Building Commissioner:

Date Reviewed

Medway Building Commissioner

Comments:

Received by: Anna Rice Date: 03/14/2022

# SPECIAL PERMIT FORM Accessory Family Dwelling Unit (AFDU)



## TOWN OF MEDWAY ZONING BOARD OF APPEALS

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Site Address: 2 BULLARD CIR , MEDWAY, MA 02053

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. **A GENERAL SPECIAL PERMIT APPLICATION IS REQUIRED IN ADDITION TO THIS FORM FOR AFDU'S.**

### TO BE COMPLETED BY THE APPLICANT

Please provide evidence regarding how the Special Permit Decision Criteria, outlined below, is met. Please write "N/A" if you believe any of the Criteria is Not Applicable. Provide attachments if necessary.

1. An accessory family dwelling unit shall be located within:
  - a. a detached single-family dwelling (principal dwelling unit); or
  - b. an addition to a detached single-family dwelling principal dwelling unit); or
  - c. a separate structure on the same premises as a detached single-family dwelling (principal dwelling unit).

existing detached garage will be converted into accessory dwelling unit

2. There shall be no more than one accessory family dwelling unit associated with a detached single-family dwelling (principal dwelling unit).

proposed unit would be the only one

3. No accessory family dwelling unit shall have more than one bedroom, unless a second bedroom is authorized by the Board of Appeals pursuant to 8.2.C. 8.

studio apartment

4. An accessory family dwelling unit shall not exceed 800 sq. ft. of gross floor area unless:
  - a. there is an existing detached accessory structure larger than 800 sq. ft. located on the same lot as a detached single-family dwelling (principal dwelling unit) and the Board of Appeals determines its use as an accessory family dwelling unit is in character with the neighborhood; or
  - b. authorized by the Board of Appeals pursuant to 8.2.C.8.

existing detached garage aprox. 850 sq. ft with the only exterior change being chaning the existing garage doors to french doors/windows

5. There shall be at least one designated off-street parking space for the accessory family dwelling unit in addition to parking for the occupants of the detached single-family (principal dwelling unit). The off-street parking space shall be located in a garage or in the driveway, and shall have vehicular access to the driveway. The location, quantity and adequacy of parking for the accessory family dwelling unit shall be reviewed by the Board of Appeals to ensure its location and appearance are in keeping with the residential character of the neighborhood.

parking available in driveway

6. Occupancy of the single-family dwelling (principal dwelling unit) and accessory family dwelling unit shall be restricted as follows:

- a. The owners of the property shall reside in one of the units as their primary residence, except for bona fide temporary absences due to employment, hospitalization, medical care, vacation, military service, or other comparable absences which would not negate the primary residency standard. For purposes of this Section, "owners" shall mean one or more individuals who hold legal or beneficial title to the premises.
- b. The accessory dwelling unit and the detached single-family dwelling (principal dwelling unit)

<p>shall be occupied by any one or more of the following:</p> <ul style="list-style-type: none"><li>i. the owner(s) of the property;</li><li>ii. the owner’s family by blood, marriage, adoption, foster care or guardianship;</li><li>iii. an unrelated caregiver for an occupant of the detached single-family dwelling or the accessory family dwelling unit, who is an elder, a person with a disability, handicap or chronic disease/medical condition, or a child.</li></ul>
<p>blood related family member will be living in the proposed unit</p>
<p>7. An accessory family dwelling unit shall be designed so as to preserve the appearance of the single-family dwelling (principal dwelling unit) and be compatible with the residential character of the neighborhood. Any new separate outside entrance serving an accessory family dwelling unit shall be located on the side or in the rear of the building.</p>
<p>no new entrances in unit</p>
<p>In order to encourage the development of housing units for disabled and handicapped individuals and persons with limited mobility or a chronic medical condition, the Board of Appeals may allow reasonable deviations from the Basic Requirements where necessary to install features in the accessory family dwelling unit to facilitate the care of, and access and mobility for, disabled and handicapped individuals and persons with limited mobility or a chronic medical condition. This may include, but is not limited to, authorizing a second bedroom in the accessory family dwelling unit.</p>
<p>If you are seeking relief under this provision, please specify the relief sought and the reasons supporting your request.</p>



Signature of Applicant/Petitioner or Representative	March 14, 2022
	Date



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**GENERAL SPECIAL PERMIT FORM**

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**TO BE COMPLETED BY THE APPLICANT**

Please provide evidence regarding how the Special Permit Decision Criteria, outlined below, is met. Please write "N/A" if you believe any of the Criteria is Not Applicable. Provide attachments if necessary.

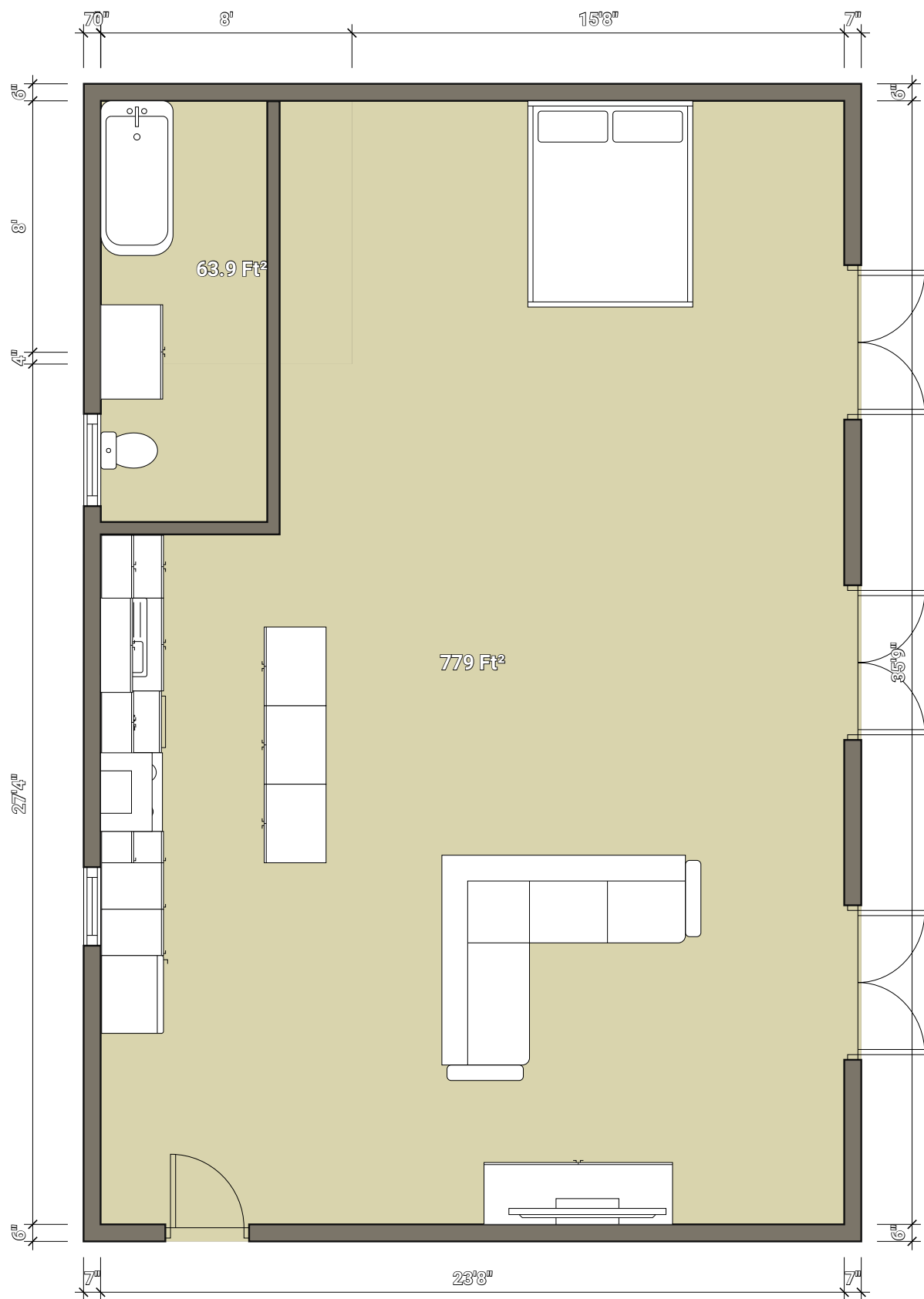
1. The proposed site is an appropriate location for the proposed use:
2. Adequate and appropriate facilities will be provided for the operation of the proposed use:
3. The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians, or the environment:
4. The proposed use will not cause undue traffic congestion or conflicts in the immediate area:
5. The proposed use will not be detrimental to the adjoining properties due to lighting, flooding, odors, dust, noise, vibration, refuse materials, or other undesirable visual, site, or operational attributes of the proposed use:
6. The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district:
7. The proposed use is in harmony with the general purpose and intent of this Zoning Bylaw:
8. The proposed use is consistent with the goals of the Medway Master Plan:
9. The proposed use will not be detrimental to the public good:

Signature of Applicant/Petitioner or Representative

March 14, 2022

Date







2 BULLARD CIR  
MEDWAY, MA 02053  
Scale: 1"=40'

Parcel No. (APN)	06-008
Zoning	AR-1
	AGRICULTURAL RESIDENTIAL I
Parcel Use	101
Building Area	1,428 SF
Lot Area	61,529 SF (1.49 ACRES)
Building/Lot Area	0.02