

February 3, 2020

To: Zoning Board of Appeals
Town of Lynnfield
55 Summer Street
Lynnfield, MA 01940

**RE: VARIENCE & SPECIAL PERMIT
15 HUTCHINS CIRCLE
LYNNFIELD, MA 01940**

To whom may concern,

This application is to seek relief of setback requirements and the increase of a nonconforming residential structure of greater than 100% for a proposed addition of a single-family residential dwelling. The existing lot was created and recorded with Essex South District Registry of Deeds on September 15, 1941, from a subdivision plan recorded as Plan Book 73, Plan 45. This recorded date is prior to the creation of the zoning district map of December 1953.

The project proposed an addition to an existing single-family residential structure. The number of bedrooms will remain unchanged at three (3) bedrooms and will not require an increase of sewage flow.

This application contains the following:

- Completed application
- \$150 Filing fee
- Copy of the current deed
- Site plans and Architectural plans

A total of sixteen (16) copies of the application and plans have been provided. Please do not hesitate to contact me shall you have any questions, comments, or concerns.

Thank you,



Giovanni Fodera, P.E.
Principal Engineer
PDE Engineering
(617) 877-3293
253 Western Ave., Unit D
Lynn, MA 01904

RECEIVED

2020 FEB -5 A 9 40

TOWN CLERK'S OFFICE
LYNNFIELD, MA

Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS

Name of Petitioner Hutchins Holdings, LLC. (Vera Rodrigues)

Address 105 North Washington Street, Boston, MA 02114

Address of Property which is the subject of the
Petition 15 Hutchins Circle Lynnfield

1. Indicate and describe relief being sought by this petition:
(check appropriate box)

- A. Appeal Decision made by Zoning Board of Appeals Date 2/3/2020
Bldg. Inspector, Planning Board, etc.
- B. Apply for a Variance
For relief of building setback
- C. Apply for a Special Permit
Increase of gross floor area by more than 100%
- D. Other (specify)
-

2. Specify Zoning Bylaw Sections(s) from which you desire relief:
Section 4.8 - Setbacks. Section 5.5 - Nonconforming single-family residential structure
Relief cannot be granted at this hearing for any condition or bylaw not stated above

3. With respect to Land under consideration:

A. Its Area 11,445 square feet, street frontage 208.93 feet

B. District Zone (see Bylaws) Residence C (RC)

C. Deed Record: Registry of Deeds Southern Essex District

Book 37639 Page 104 (see tax bill)

Or Land Court -

Book - Certificate -

Map 23 Parcel 2638

4. Ownership

- A. Name, Address of Owner(s)
 . Hutchins Holdings, LLC. 105 North Washington St., Boston, MA 02114
Wes Rodriguez Manager
- B. If applicant is not owner, check the interest in the premises, and attach evidence of such interest.

Prospective Buyer: - _____

Lessee: - _____

Other (explain) - _____

5. The undersigned petitioner affirms the foregoing statements are true statements of fact:

Signed Wes Rodriguez Manager Street and Number 15 Hutchins Circle
 Town/City Lynnfield State MA Phone No. 617-908-8066
 Assessors Clerk Marie S. Gardner Date 2-8-2020

6. A check payable to the Town of Lynnfield shall be delivered to the Board of Appeals, Town Hall, Lynnfield, MA 01940 for the proper amount indicated in the above fee schedule.
7. The Application and fee shall be submitted to the Town Clerk at least four (4) weeks prior to date of the hearing.
8. Public Hearings are normally scheduled for the 1st Tuesday of each month

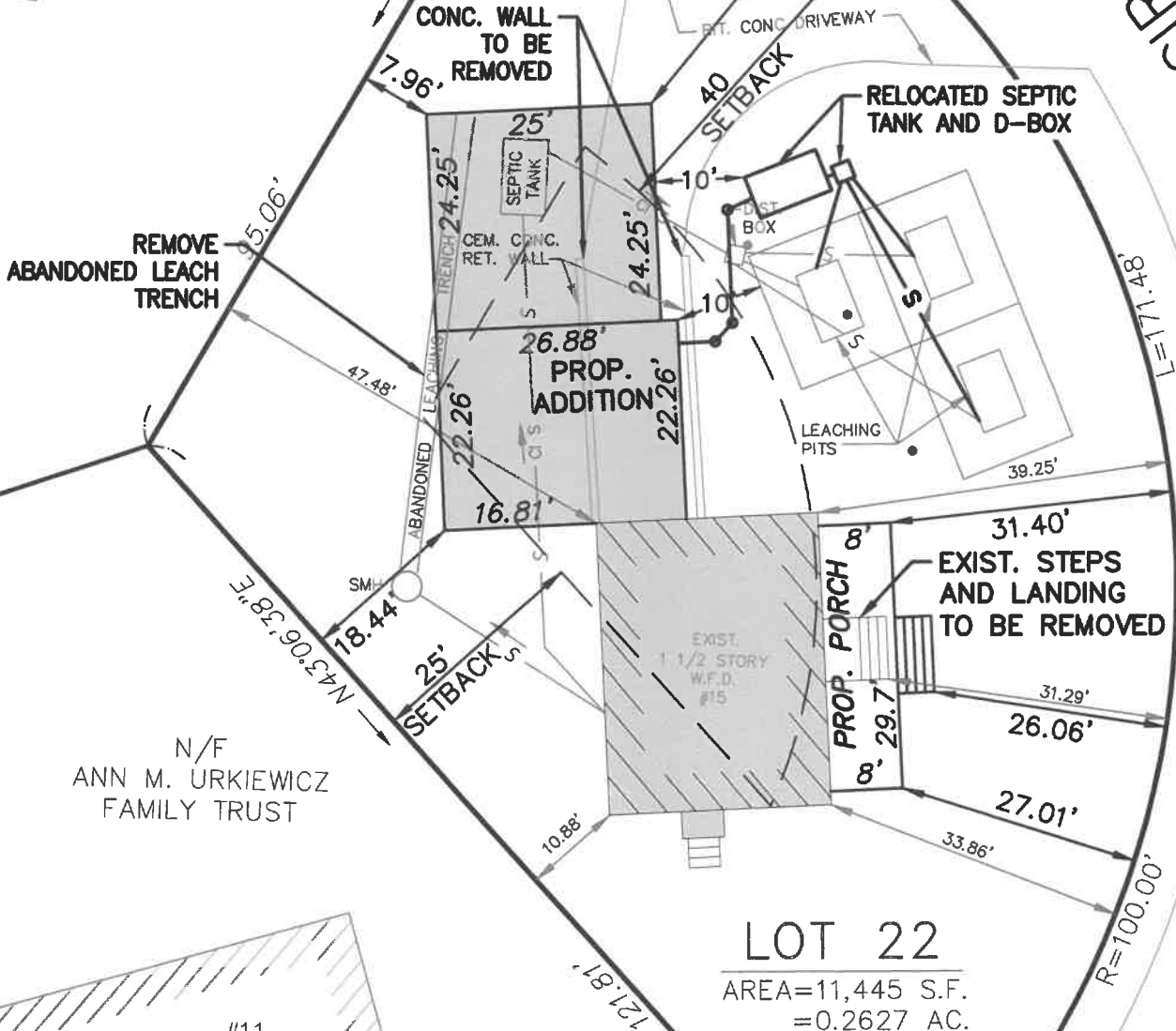
Petitioner not to write below

.....

Petition reviewed by Building Inspector for completeness _____
 Received and Stamped by Town Clerk _____
 Entered with the Board of Appeal _____
 Fees actually paid \$ _____
 Advertised in _____
 Parties of interest mailed notices _____
 Hearing Date _____

#19
N/F
LESLIE M. MILNE
JEFFREY R. MILNE

CIRCLE



(PUBLIC-40' WIDE)

HUTCHINS

N/F
ANN M. URKIEWICZ
FAMILY TRUST

LOT 22
AREA=11,445 S.F.
=0.2627 AC.

LEGEND

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- - - - BUILDING SETBACK LINE
- PROPOSED BUILDING OUTLINE
- EXISTING BUILDING OUTLINE
- S—— SANITARY SEWER UTILITY LINE

PROPOSED PLOT PLAN

SCALE: 1" = 20'

COPYRIGHT NOTICE

This drawing is property of PDE Engineering and is not to be used for any purpose other than the specific project and site named herein, and