

*Handwritten initials*

2021 MAR 11 P 1:44  
TOWN OF LYNNFIELD OFFICE

Petition  
TOWN OF LYNNFIELD  
ZONING BOARD OF APPEALS

Name of Petitioner TIMOTHY J. DOYLE, ESQUIRE ON BEHALF OF RICHARD M. HYDE AND MELISSA L. HYDE

Address 26 MAIN STREET, LYNNFIELD, MA 01940

Address of Property which is the subject of the  
Petition 17 FAIRVIEW ROAD

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

- |                                     |                                                                            |       |
|-------------------------------------|----------------------------------------------------------------------------|-------|
|                                     |                                                                            | Date  |
| <input type="checkbox"/>            | A. Appeal Decision made by _____<br>Bldg. Inspector, Planning Board, etc.  | _____ |
| <input checked="" type="checkbox"/> | B. Apply for a Variance<br>TO EXPAND EXISTING GARAGE AND EXISTING BEDROOMS | _____ |
| <input checked="" type="checkbox"/> | C. Apply for a Special Permit<br>TO ADD A COVERED FRONT ENTRY WAY          | _____ |
| <input type="checkbox"/>            | D. Other (specify)                                                         | _____ |

2. Specify Zoning Bylaw Sections(s) from which you desire relief:

4.1.2 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS & 5.5. NONCONFORMING SINGLE  
Relief cannot be granted at this hearing for any condition or bylaw not stated above AND TWO-FAMILY  
RESIDENTIAL STRUCTURES

3. With respect to Land under consideration:

A. Its Area 9,060 square feet, street frontage 80 feet

B. District Zone (see Bylaws) SINGLE RESIDENCE A

C. Deed Record: Registry of Deeds ESSEX

Book \_\_\_\_\_ Page \_\_\_\_\_ (see tax bill)

Or Land Court ESSEX

Book 522 Certificate 88829

Map 0053 Parcel 1534

4. Ownership

A. Name, Address of Owner(s)

RICHARD M. HYDE AND MELISSA L. HYDE, 17 FAIRVIEW ROAD, LYNNFIELD, MA 01940

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 Richard M. Hyde Street and Number 17 FAIRVIEW ROAD  
Town/City LYNNFIELD State MA Phone No. 585-329-2260  
Assessors Clerk \_\_\_\_\_ Date 2/2/20

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 1<sup>st</sup> 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 \_\_\_\_\_

MW



565598 (88829+) Btch: 320849  
Southern Essex District Registry  
9/21/2015 03:51 PM DEED Pg: 1/4

MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 9/21/2015 03:51 PM  
ID: 320849 Doc# 565598  
Fee: \$2,622.00 Cons: \$575,000.00

# QUITCLAIM DEED

I, **Harish Garre**, being married, of Lynnfield, MA,

for consideration paid and in full consideration of Five Hundred Seventy-Five Thousand and 00/100 Dollars (\$575,000.00),

grant to **Richard M. Hyde and Melissa L. Hyde**, as husband wife, tenants by the entirety, now of 17 Fairview Road, Lynnfield, Massachusetts,

with QUITCLAIM COVENANTS

Land situated in Lynnfield in the County of Essex and Commonwealth of Massachusetts, bounded and described as follows:

Easterly by Fairview Road eighty (80) feet;

Southerly by lot 17, as shown on plan hereinafter mentioned, one hundred and 70/100 (100.70) feet;

Southwesterly by land now or formerly of Willis M. Carter et at eighty three and 85/100 (83.85) feet; and

Northerly by lot 15, as shown on said plan, one hundred twenty five and 80/100 (125.80) feet.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 15627-D, drawn by Otis W. McIntosh, Civil Engineer, dated July 2, 1937, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title 11710 in said Registry, and the above described land is shown as lot 16, on last mentioned plan.

So much of the above described land as is included within the limits of said Fairview Road, is subject to the rights of all persons lawfully entitled thereto in and over the same; and there is appurtenant to said above described land the right to use Rossmore Road, as shown on said plan, in common with others entitled thereto, as described in Document 34202 in said Registry.

The above described land is subject to the restrictions and provisions described in deed from Laura G. Reeg to Max M. Munro et ux, dated June 4, 1940, and filed, as Document Nol. 39093 in said Registry.

Grantor hereby waive any and all homestead rights he has or may have had in the property described above and conveyed herein. Grantor's spouse, **Tulasi N. Bingi**, joins in this deed to release any and all rights of homestead she has. Grantor also hereby swear and acknowledge that no other persons are entitled to any benefits of an existing estate of homestead.

Property Address: 17 Fairview Road; Lynnfield, Massachusetts

For Grantor's Title see Deeds dated March 2, 2013 and filed with the Essex South County District of the Land Court as Document No.540296 in Land Court Certificate No. 86392.

Witness my hand and seal this 15 day of September, 2015

G. Harre  
Harish Garre

**COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss.

On this 15 day of September, 2015 then personally appeared the above named **Harish Garre**, proved to me through satisfactory evidence of identification, which was, MADL, to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Malinda K Mathieson  
Notary Public: Malinda K Mathieson  
My commission expires: April 17, 2020

Witness my hand and seal this 15<sup>th</sup> day of September, 2015

Tulasi N. Bingi  
Tulasi N. Bingi

**COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss.

On this 10<sup>th</sup> day of September, 2015 then personally appeared the above named **Tulasi N. Bingi**, proved to me through satisfactory evidence of identification, which was, MASE, to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Malinda K Mathieson  
Notary Public: Malinda K Mathieson  
My commission expires: April 17 2020

Document: 565598

DEED

ESSEX SOUTHERN DISTRICT REGISTRY OF DEEDS  
RECEIVED FOR REGISTRATION

On: 9/21/2015 03:51 PM

CREATED CERT: 88829 BOOK: 522  
CANCELLED CERT: 86392 BOOK: 497

# Plan of Land in LYNNFIELD, MASS.

Hayes Engineering, Inc.  
Civil Engineers & Land Surveyors  
603 Salem Street  
Wakefield, MA 01880

Telephone: 781.246.2800  
Facsimile: 781.246.7596  
www.hayeseng.com

*Hayes*

Scale: 1" = 20'



February 24, 2021

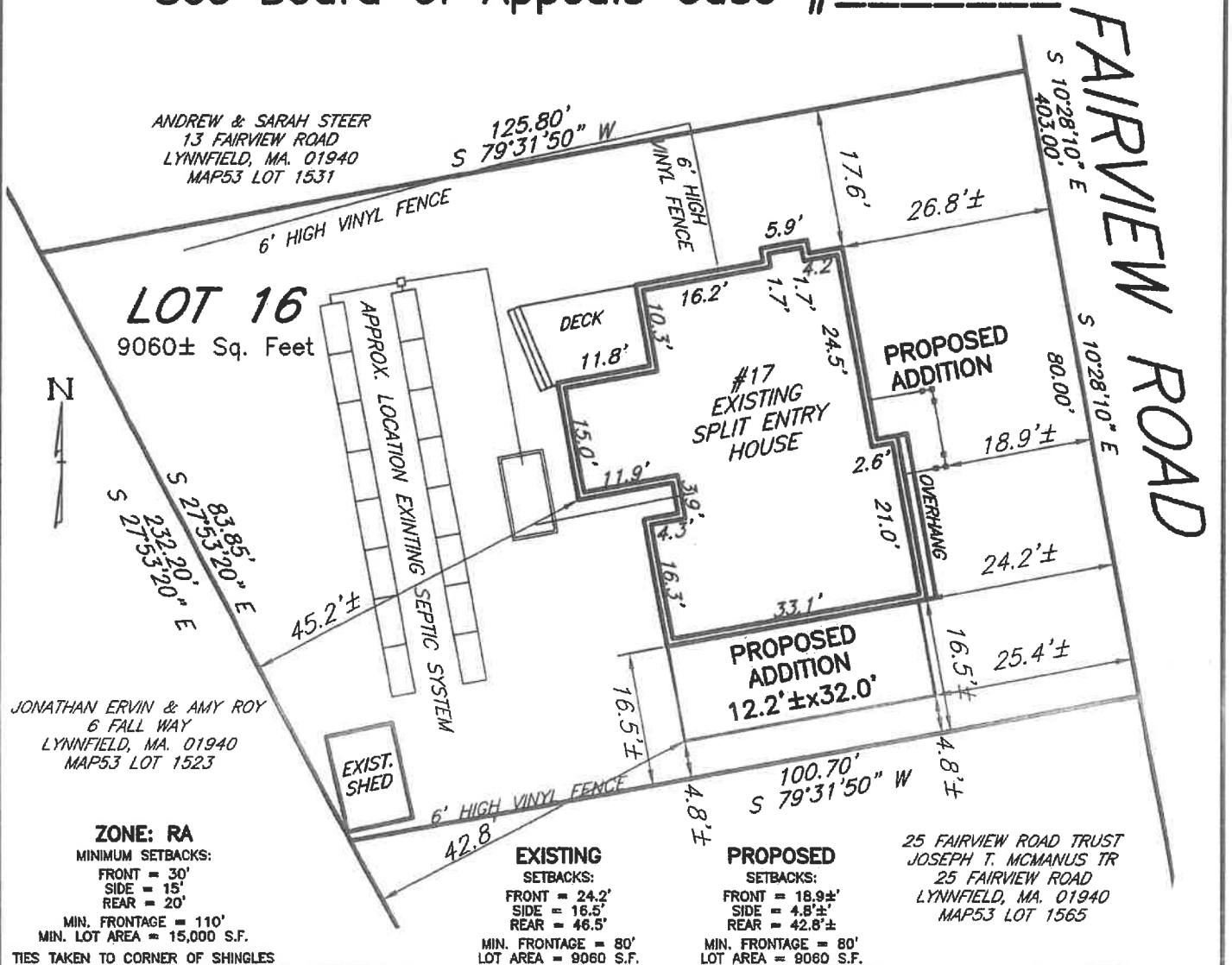


Showing Proposed Addition

Owner:

Richard Hyde  
17 Fairview Road  
Map 53 Lot 1534

See Board of Appeals Case # \_\_\_\_\_



# HYDE RESIDENCE

## 17 FAIRVIEW ROAD, LYNNFIELD, MASSACHUSETTS



PROJECT INFORMATION:  
**HYDE RESIDENCE**

17 FAIRVIEW ROAD  
 LYNNFIELD, MA

OWNER INFORMATION:  
 RICHARD AND MELISSA HYDE

17 FAIRVIEW ROAD  
 LYNNFIELD, MA

## ZONING BOARD OF APPEALS - SUBMISSION

NO.	DATE	REVISION / DESCRIP.
03/11/21	SUBMITTED	
PROJECT NO: 21-0009-HYDE		
CAD DWG FILE:		
DRAWN BY:		
CHECKED BY:		

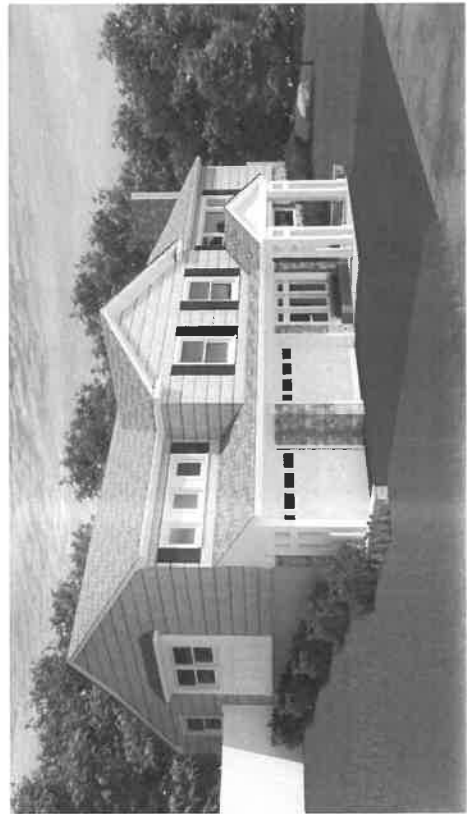
COVER PAGE

**GI001**





EMBR Architects, LLC  
 37 Derby Street, Suite B-1, Highland, MA 02043  
 (781) 856-3282 - EMBRARCH.COM



PROJECT INFORMATION:  
**HYDE RESIDENCE**

17 FAIRVIEW ROAD  
 LYNNFIELD, MA

OWNER INFORMATION:  
 RICHARD AND MELISSA HYDE

17 FAIRVIEW ROAD  
 LYNNFIELD, MA

NO.	DATE	REVISION / DESCRIP.
03/11/21		SUBMITTED
PROJECT NO: 24-0055-HYDE		
CAD DWG FILE:		
DRAWN BY:		
CHECKED BY:		

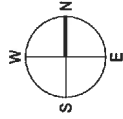
**PROPOSED  
 RENDERINGS**

**AE901**





EMBR Architects, LLC  
 37 Overy Street, Suite B-1, Hingham, MA 02043  
 (781) 538-8822 - EMBR@EMBR.COM



**PROJECT INFORMATION:**

**HYDE RESIDENCE**

17 FAIRVIEW ROAD  
 LYNNFIELD, MA

**OWNER INFORMATION:**  
 RICHARD AND MELISSA HYDE

17 FAIRVIEW ROAD  
 LYNNFIELD, MA

08/1/21 SUBMITTED

NO.	DATE	REVISION / DESCRIP.

PROJECT NO: 21-0005-HYDE  
 CAD DWG FILE:  
 DRAWN BY:  
 CHECKED BY:

**SITE PHOTOGRAPHS**

**GR101**



PROJECT INFORMATION:  
**HYDE RESIDENCE**

17 FAIRVIEW ROAD  
 LYNNFIELD, MA

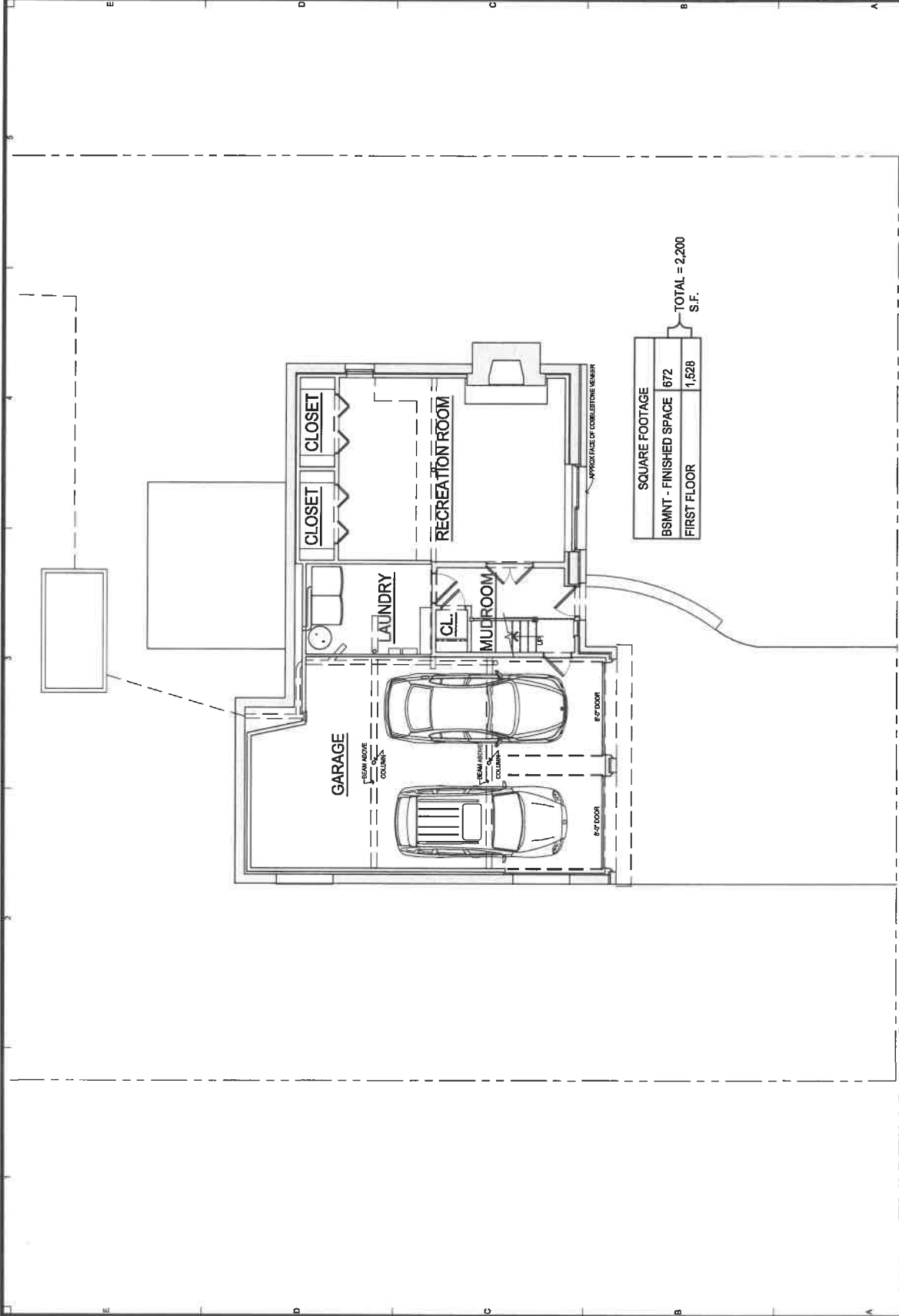
OWNER INFORMATION:  
 RICHARD AND MELISSA HYDE

17 FAIRVIEW ROAD  
 LYNNFIELD, MA

NO.	DATE	REVISION / DESCRIP.
03/11/21		SUBMITTED
PROJECT NO. 21-0008-HYDE		
CAD DWG FILE:		
DRAWN BY:		
CHECKED BY:		

EXISTING BASEMENT  
 PLAN

**RA101**



**EXISTING BASEMENT PLAN**

1/8" = 1'-0"

**A1**

PROJECT INFORMATION:  
**HYDE RESIDENCE**

17 FAIRVIEW ROAD  
 LYNNFIELD, MA

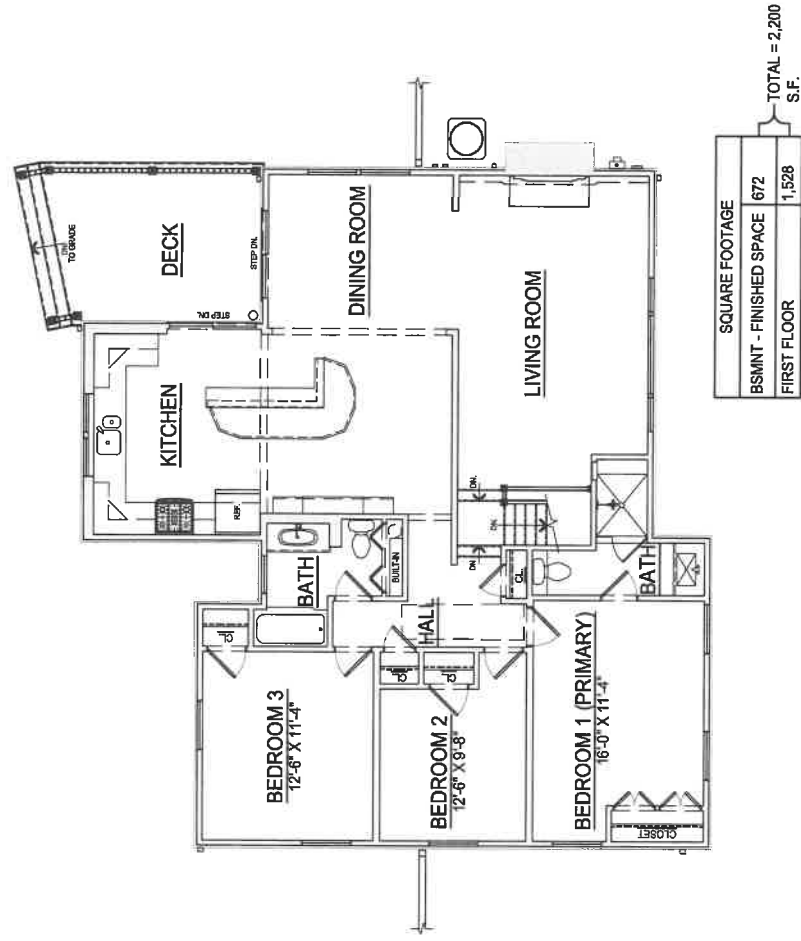
OWNER INFORMATION:  
 RICHARD AND MELISSA HYDE

17 FAIRVIEW ROAD  
 LYNNFIELD, MA

NO.	DATE	REVISION / DESCRIP.
03/1/21		SUBMITTED
PROJECT NO:	21-0005-HYDE	
CAD DWG FILE:	DRAWN BY:	
CHECKED BY:		

EXISTING FIRST FLOOR  
 PLAN

**RA102**



**EXISTING FIRST FLOOR PLAN**

1/8" = 1'-0"

**A1**

PROJECT INFORMATION:  
**HYDE RESIDENCE**

17 FAIRVIEW ROAD  
 LYNNFIELD, MA

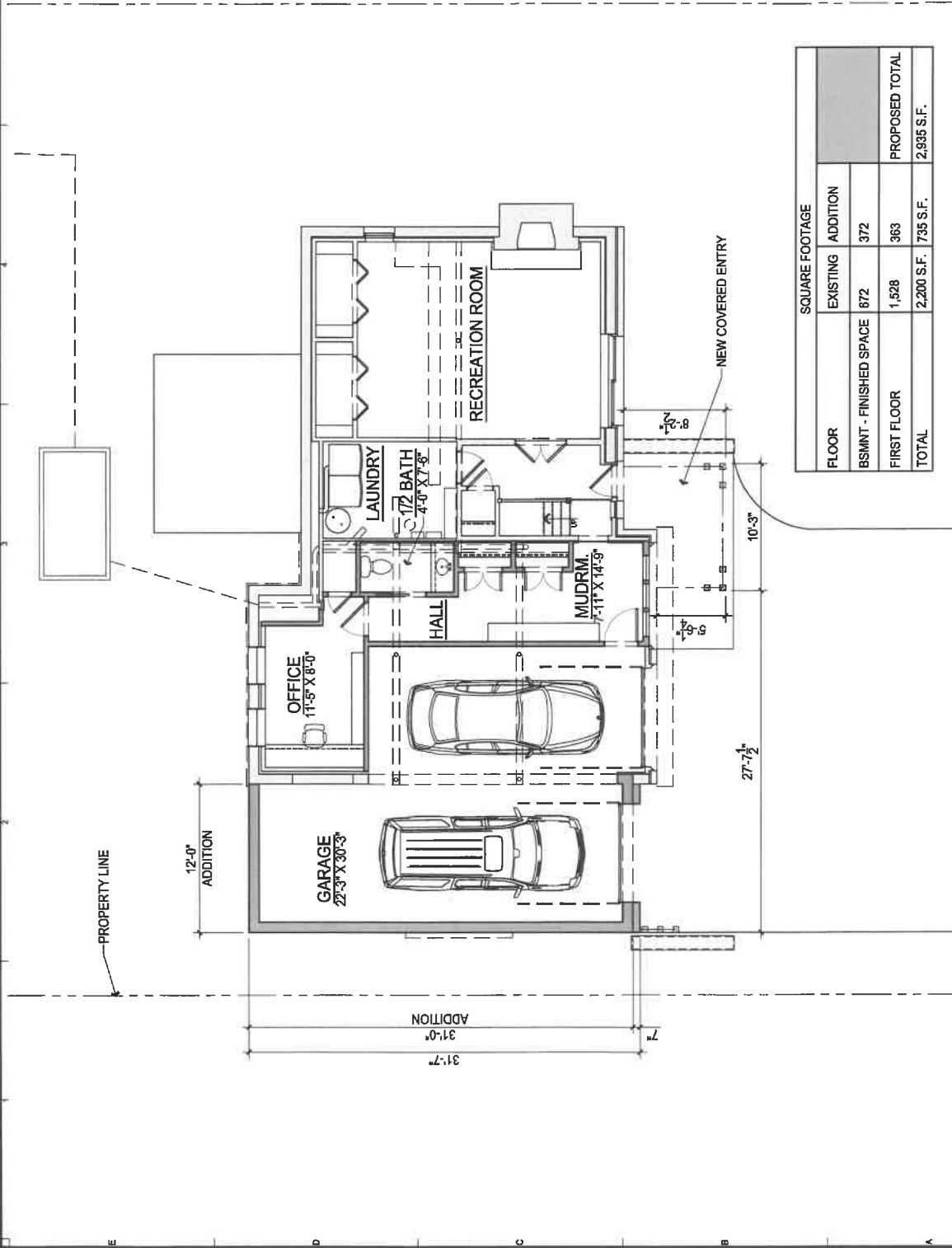
OWNER INFORMATION:  
 RICHARD AND MELISSA HYDE

17 FAIRVIEW ROAD  
 LYNNFIELD, MA

NO. 03/11/21 SUBMITTED  
 DATE 03/11/21 REVISION / DESCRIP.  
 PROJECT NO. 21-0005-HYDE  
 CAD DWG FILE:  
 DRAWN BY:  
 CHECKED BY:

PROPOSED BASEMENT  
 PLAN

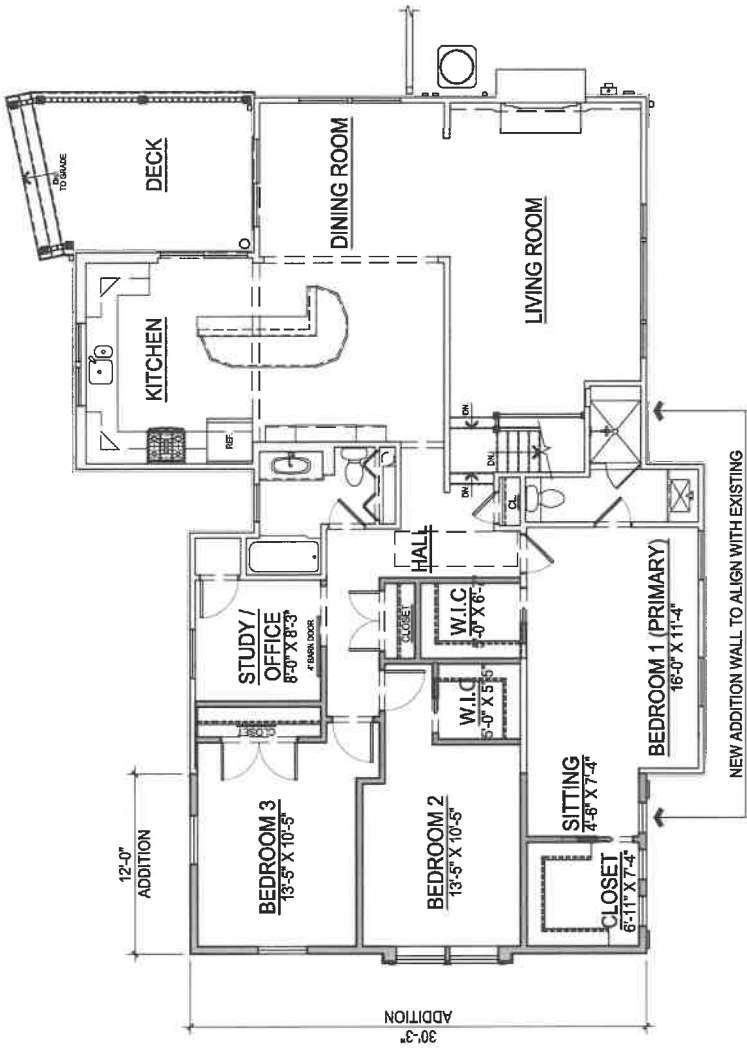
**AE101**



**PROPOSED BASEMENT PLAN**

1/8" = 1'-0"

A1



SQUARE FOOTAGE		
FLOOR	EXISTING	ADDITION
BSMNT - FINISHED SPACE	672	372
FIRST FLOOR	1,528	363
<b>TOTAL</b>	<b>2,200 S.F.</b>	<b>735 S.F.</b>
		<b>PROPOSED TOTAL</b>
		<b>2,935 S.F.</b>

**PROPOSED FIRST FLOOR PLAN**  
 1/8" = 1'-0"





EMBR Architects, LLC  
 37 Park Street, Suite 4  
 Lynn, MA 01904  
 (781) 968-5332 - EMBRARCH.COM

PROJECT INFORMATION:

HYDE RESIDENCE

17 FAIRVIEW ROAD  
 LYNNFIELD, MA

OWNER INFORMATION:  
 RICHARD AND MELISSA HYDE

17 FAIRVIEW ROAD  
 LYNNFIELD, MA

NO. 03/1/21 DATE 03/1/21 SUBMITTED

REVISION / DESCRIP.

PROJECT NO: 21-0005-HYDE

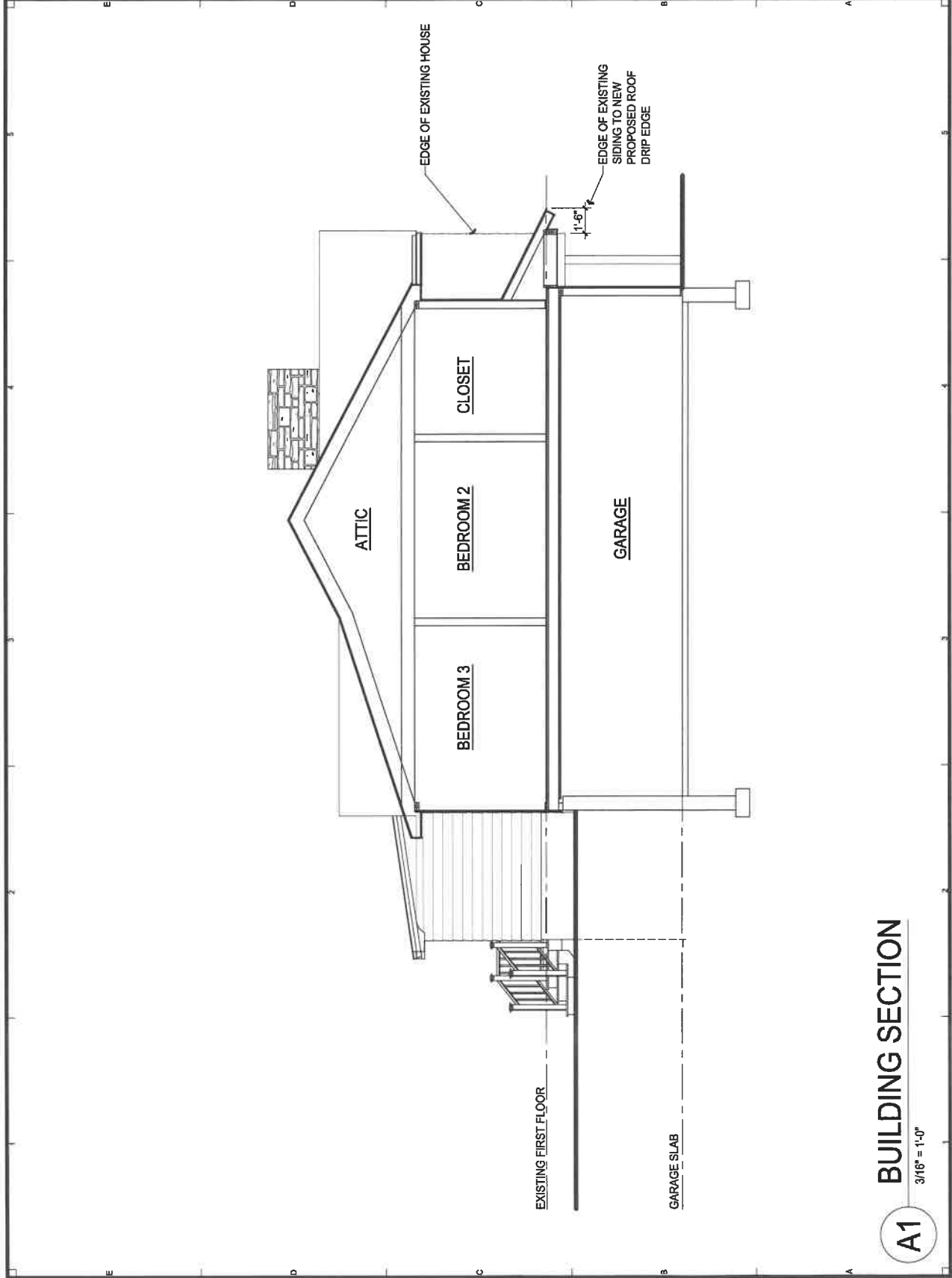
CAD DWG FILE:

DRAWN BY:

CHECKED BY:

BUILDING SECTION

AE301



**BUILDING SECTION**

3/16" = 1'-0"

A1