

1879

**Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS**

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2018 JUL 13 A 9 39

July 13, 2018

TOWN CLERK'S OFFICE
LYNNFIELD, MA

Name of Petitioner: **Brian J. Materazzo and Alexa S. Materazzo**

Address: **20 Stanley Road, Lynnfield, MA 01940**

Address of property which is
the subject of the PETITION: **20 Stanley Road, Lynnfield, MA 01940**

1. The purpose of this petition is to:

 A. Appeal Decision made by * (Bldg. Inspector, Planning Board, etc.) Date:

 X B. Apply for Variances

 X C. Apply for Special Permits/Findings

 D. Other: * (Specify)

Petitioner proposes to add a non-conforming front porch and a non-conforming garage to the existing non-conforming dwelling on a non-conforming lot which is located within the Ground Water Protection District resulting in an increase of the impervious area of the lot above that allowed without a Special Permit under Section 9.3 of the Zoning By-law, all as shown on two plans filed herewith, the first entitled "Plan of Land Located at 20 Stanley Road, Lynnfield, Mass.", prepared by Eastern Land Survey Associates, Peabody, Massachusetts, dated September 20, 2017, revised June 12, 2018 "Mello Plan", and a plan entitled "Site Plan of Land in Lynnfield, Massachusetts 20 Stanley Road Assessor's Map 24, Parcel 944 Prepared for Brian Materazzo", by Morin-Cameron Group, Inc., Danvers, Massachusetts, dated June 13, 2018, "Site Plan", and further described in the Morin-Cameron Group, Inc. Technical Report filed herewith.

2. Specify Zoning By-law Section(s) from which you desire relief:

Front yard and street center line setback Variances under Section 4 Dimensional and Density Regulations and Section 5.4, and Special Permits under Sections 5.3, 5.5 and if necessary 5.7, and Sections 9.2, 9.3.8.2, 9.3.9 and 9.3.10

(Relief cannot be granted at this hearing for any condition or By-law not stated above.)

3. With respect to Land Under Consideration:

A. Its Area **11,285** square feet, street frontage **101.68** feet

B. District Zone (see By-laws) **RA**

C. Deed Recorded: Registry of Deeds - Book **33638**, Page **385**.
Map **24**, Parcel **944**

See Reverse Side

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4. Ownership:

A. Name, Address of Owner(s):


**Brian J. Materazzo and Alex S. Materazzo
20 Stanley Road, Lynnfield, MA 01940**

B. If applicant is not owner, check the interest in the premises: **N/A**

Prospective Buyer: *
Lessee: *
Other (explain) *

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

Brian J. Materazzo and Alex S. Materazzo

Signed by: 

Their Attorney **JOHN H. KIMBALL, JR.**
Street and Number: **618 Main Street** Town: **Lynnfield** State: **MA**
Phone No.: **(781) 334-3200**

Assessor's clerk _____ Date _____

6. A check payable to the Town of Lynnfield shall be delivered to the Secretary for the Board of Appeals, Town Hall, Lynnfield, MA 01940, for the proper amount indicated in the fee schedule.

7. **The application and fee shall be submitted to the Town Clerk at least four (4) weeks prior to the date of the hearing.**


8. Public Hearings are normally scheduled for 1st Tuesday in 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 _____

K
2

AP/2


2014103000139 Bk:33638 Pg:385
10/30/2014 10:28 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 10/30/2014 10:28 AM
ID: 1037732 Doc# 20141030001390
Fee: \$2,275.44
Cons: \$499,000.00

QUITCLAIM DEED

We, D. Bradford Park and Gerry S. Park, married to each other, of Lynnfield, Essex County, Massachusetts, for consideration paid and in full consideration of Four Hundred Ninety Nine Thousand (\$499,000.00) Dollars

Bryan J. Matarazzo Matarazzo

grant to ~~Bryan~~ Matarazzo and Alexa S. Matarazzo, husband and wife, tenants by the entirety, of 20 Stanley Road, Lynnfield, Massachusetts

with *quitclaim covenants*

The land in Lynnfield, Essex County, Massachusetts, together with the buildings thereon, being shown as Lot 1 on a plan entitled "Subdivision of Land belonging to Minot H. Carter, Lynnfield Center, Mass. March 22, 1939, J. Gibbons and C. Schmalfluss, Surveyors", recorded with Essex South District Registry of Deeds in Plan Book 70 as Plan Book 70 as Plan 38, and being further bounded and described as follows

- SOUTHEASTERLY: by Stanley Road, 101.68 feet;
- SOUTHWESTERLY: by Lot H, as shown on said plan, 108.40 feet;
- NORTHWESTERLY: by Lots E and F, as shown on said plan, 107.36 feet; and
- NORTHEASTERLY: by land now or late of Hutchinson, 107.68 feet.

Containing 11,285 square feet, according to said plan.

The post office address is 20 Stanley Road, Lynnfield, Massachusetts 01940.

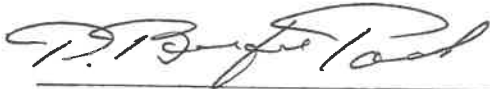
For our title see Deed recorded with Essex South Registry of Deeds at Book 13752, Page 462.

The undersigned hereby warrants, represents and certifies that the premises described herein is no longer her principal residence. The grantor hereby waives and releases any

Property Address: 20 Stanley Road, Lynnfield, MA 01940

and all rights of homestead on the within described premises arising by statute or declaration.

WITNESS our hands and seals this 23rd day of October, 2014.



D. Bradford Park



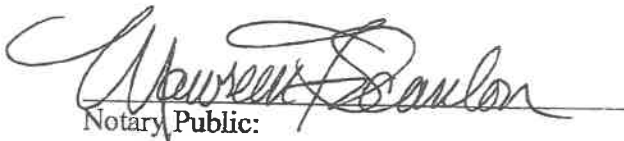
Gerry S. Park

STATE of MAINE

Cumberland
, ss.

October 23, 2014

On this 23rd day of October, 2014, before me, the undersigned notary public, personally appeared D. Bradford Park and Gerry S. Park, proved to me through satisfactory evidence of identification, which were MASS DRIVERS LICENSES, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public:

My Commission Expires:

MAUREEN F. SCANLON
Notary Public, Maine
My Commission Expires October 24, 2021

