

Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS

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Name of Petitioner: Kell-Route One, LLC

Address: 325 Broadway, Route One, Lynnfield, MA 01940

TOWN CLERK'S OFFICE
LYNNFIELD, MA

Address of Property which is the subject of the
Petition: 325 Broadway, Route One, Lynnfield, MA 01940

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

Date

A. Appeal Decision made by _____
Bldg. Inspector, Planning Board, etc.

B. Apply for a Variance
Petitioner requests Variance(s) to permit a new double-faced pylon sign (30 feet where 15 feet in height permitted) and with less than 40 foot setback. Additionally, the Petitioner requests relief for the continued use/modification of the existing permitted non-conforming display sign (see Case No. 14-04 and 17-23)(images to be provided when available prior to hearing).

C. Apply for a Special Permit
Petitioner requests Modification of its prior Special Permit and Site Plan Approval in Case No. 17-23, to permit conforming flat signs against building (66.26 square feet of area where 100 square feet permitted) and new pylon sign (91.78 square feet of area for each side where 150 square feet permitted) with less than 40 foot setback. Additionally, Petitioner requests Special Permit to Modify structure/use for previously permitted non-conforming display sign (Case No. 14-04 & 17-23).

D. Other (specify)

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

Section 6 (Sign Regulations)(§§ 6.3, 6.8)

Section 7.4 (Modification of Site Plan Approval)

Section 10.8 (Setback)

Section 11 (Non-Conforming Use)(§§ 11.1, 11.3, 11.4)

MGL c. 40A, § 10 (Variance)

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 1.9 acres square feet, street frontage 212 feet

B. District Zone (see Bylaws) General Business (GB)

C. Deed Record: Registry of Deeds Essex,
Book 30453 Page 478 (see tax bill)
Or Land Court _____,
Book _____ Certificate _____
Map 56 Parcel 0319

4. Ownership

A. Name, Address of Owner(s) Kell-Route One LLC

B. If applicant is not owner, check the interest in the premises, and attach evidence of such interest.

Prospective Buyer: _____

Lessee: Kelly Jeep-Chrysler, Inc.

Other (explain) _____

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

Signed /S/Marc Kornitsky Street and Number One Essex Green Drive
Town/City Peabody State MA Phone No. (978) 532-5143
Assessors Clerk _____ Date 8/12/19

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 above fee schedule.

7. The Application and fee shall be submitted 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 _____