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TOWN CLERKS OFFICE
LYNNFIELD, MA

Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS

Name of Petitioner Mrs Ashley Davies MacDonald

Address 455 Salem Street, Lynnfield, MA 01940

Address of Property which is the subject of the
Petition 455 Salem Street, Lynnfield, MA 01940

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

- | | | |
|--------------------------|---|-------|
| | | Date |
| <input type="checkbox"/> | A. Appeal Decision made by _____
Bldg. Inspector, Planning Board, etc. | _____ |
| <input type="checkbox"/> | B. Apply for a Variance
To apply for a Variance under Chapter 260, Section 8.3.7 to accommodate an accessory apartment for an elderly relative. | _____ |
| <input type="checkbox"/> | C. Apply for a Special Permit
To apply for a Special Permit under Chapter 260, Section 8.3. to accommodate an accessory apartment for an elderly relative. | _____ |
| <input type="checkbox"/> | D. Other (specify)

_____ | _____ |

2. Specify Zoning Bylaw Sections(s) from which you desire relief:
Variance - Bylaw Chapter 260, Section 8.3.7; Special Permit Bylaw Chapter 260, Section 8.3
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 33,822 square feet, street frontage 175 feet

B. District Zone (see Bylaws) RB - Single Residence B

C. Deed Record: Registry of Deeds 598392,
Book 555-9 Page 2153 (see tax bill)
Or Land Court _____,
Book _____ Certificate _____
Map 51 Parcel 1886

4. Ownership

A. Name, Address of Owner(s)

Mrs. Ashley Davies MacDonald; 455 Salem Street, 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 AM Donald Street and Number 455 SALEM ST
Town/City LYNNFIELD State MA Phone No. 781-858-1294
Assessors Clerk _____ Date 1/27/20

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 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 _____

Mrs. Ashley Davies MacDonald
455 Salem Street
Lynnfield, MA 01940

January 27th, 2020

Mr. Brian Shaffer, Chair
Board of Appeals
Town Hall
Lynnfield, MA 01940

RE: Application for a Variance under Section 8.3.7 and Special Permit under Section 8.3 to accommodate an accessory apartment for an elderly relative at 455 Salem Street, Lynnfield, MA 01940.

Dear Chair Shaffer and Board Members,

The purpose of this letter is to provide background information in support of the attached application for a Variance under Section 8.3.7 and Special Permit under Section 8.3 to accommodate an accessory apartment for my elderly father at our principle residence, 455 Salem Street, Lynnfield, MA 01940.

Under this application I would like to apply for:

- A Special Permit under Section 8.3 to permit an elderly relative to reside in the accessory apartment; and
- A Variance under Section 8.3.7 since the size of the accessory apartment exceeds the maximum 25% of habitable area of the principle residence.

Variance under Section 8.3.7

455 Salem Street is a three bedroom, single family home with a one bedroom accessory apartment located in the basement. The accessory apartment has a separate entrance and driveway (accessed via Winchester Drive), kitchen, bathroom and one bedroom which includes an egress exit window.

The principle residence has 2,052 sq. ft of habitable space and the accessory apartment has 1,320 sq. ft of habitable space, thus exceeds the maximum 25% outlined in Section 8.3.7. Per the enclosed floorplans, the accessory apartment is located in the existing basement of the principle residence. The accessory apartment predominantly follows the footprint of main dwelling (excluding the Utility Room and Garage).

Given the accessory apartment has a minimal impact on the single-family characteristics of the principle dwelling, and there would be a significant financial burden to adapt the existing

apartment's square footage to within the 25% threshold, I would like to apply for a Variance under Section 8.3.7 to allow the existing habitable area.

Special Permit under Section 8.3

455 Salem Street is the principle residence of myself and my husband (Mr. Liam Davies). I would like to apply for a Special Permit under Section 8.3 to allow my elderly father (Mr. William MacDonald, date of birth January 6th, 1934; aged 86) to reside in the accessory apartment.

As required by the Zoning Board of Appeals, I enclose the following materials/documents in support of my application:

- Completed Application Form (x16)
- Site Plan (x16)
- Floorplan of the Principle Residence (x16)
- Floorplan of the Accessory Apartment (x16)
- Map & Parcel Number (x16)
- Copy of Deed (x16)
- Appropriate Filing Fee (x1)

Yours sincerely,



Mrs. Ashley Davies MacDonald

SITE PLAN

Address: 455 Salem Street
City, State, ZIP: Lynnfield, MA 01940
Country: USA

