

Petition  
TOWN OF LYNNFIELD  
ZONING BOARD OF APPEALS

RECEIVED

2024 JAN 11 A 11:23

Name of Petitioner SEBASTIAN TOUZET

Address 52 MERROW RD, LYNNFIELD, MA 01940

TOWN CLERKS OFFICE  
LYNNFIELD, MA

Address of Property which is the subject of the  
Petition 52 MERROW RD, 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 _____<br>Bldg. Inspector, Planning Board, etc.                          | _____ |
| <input type="checkbox"/> B. Apply for a Variance<br>_____<br>_____  |       |
| <input type="checkbox"/> C. Apply for a Special Permit<br>8.3. Accessory Apartment in Residence Districts<br>_____<br>_____ |       |
| <input type="checkbox"/> D. Other (specify)<br>_____<br>_____   |       |

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

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 53,122 square feet, street frontage 48.83 feet

B. District Zone (see Bylaws) RA & RC

C. Deed Record: Registry of Deeds South Essex,

Book 36878 Page 144 (see tax bill)

Or Land Court \_\_\_\_\_,

Book \_\_\_\_\_ Certificate \_\_\_\_\_

Map 16 Parcel 2456

4. Ownership

A. Name, Address of Owner(s)

SEBASTIAN TOUZET & ALLISON MACKEY, 52 MERROW RD, 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 \_\_\_\_\_ Street and Number \_\_\_\_\_  
Town/City \_\_\_\_\_ State \_\_\_\_\_ Phone No. \_\_\_\_\_  
Assessors Clerk \_\_\_\_\_ Date \_\_\_\_\_

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 \_\_\_\_\_

Petition  
TOWN OF LYNNFIELD  
ZONING BOARD OF APPEALS

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2024 JAN 11 A 11:22

Name of Petitioner SEBASTIAN TOUZET

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LYNNFIELD, MA

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Hearing Date \_\_\_\_\_



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TOWN CLERKS OFFICE  
LYNNFIELD, MA

215.40'



228.67'

265.43'

EX. LEACHING  
FIELD

EX. SEPTIC  
TANK

EX. DECK

EX. DECK

EX. DECK

EX. DECK

EX. DECK

EX. DECK

EX. DECK

EX. DECK

EX. DECK

EX. DECK

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EX. DECK

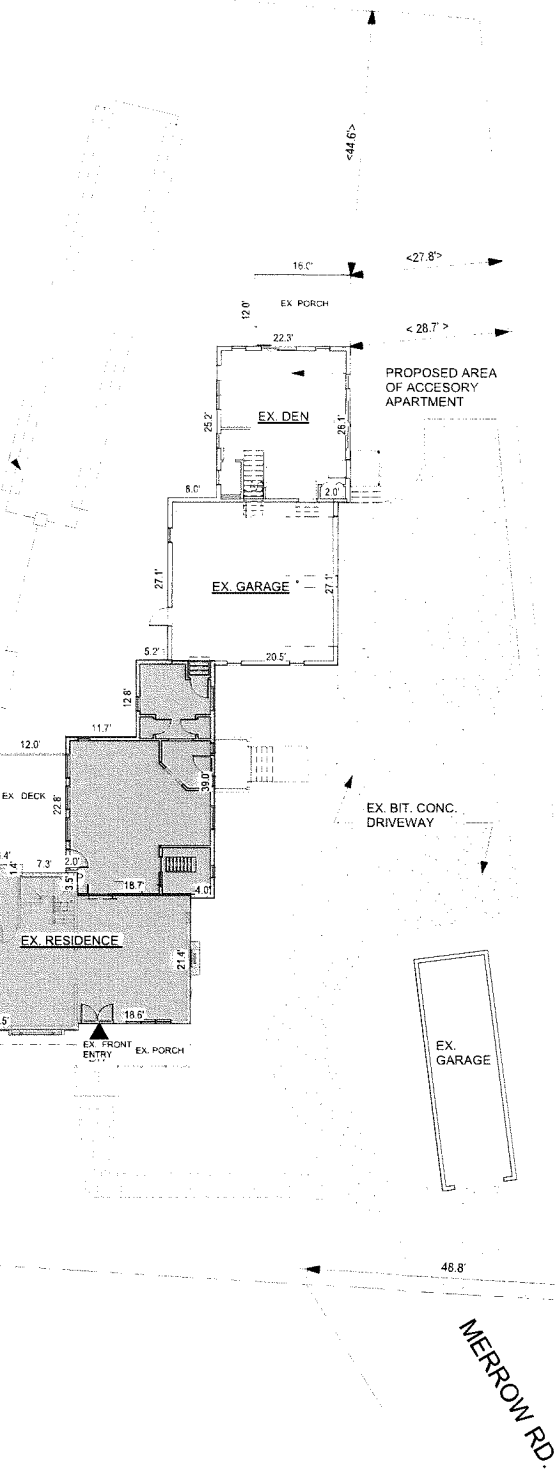
EX. DECK

EX. DECK

EX. DECK

EX. DECK

EX. DECK



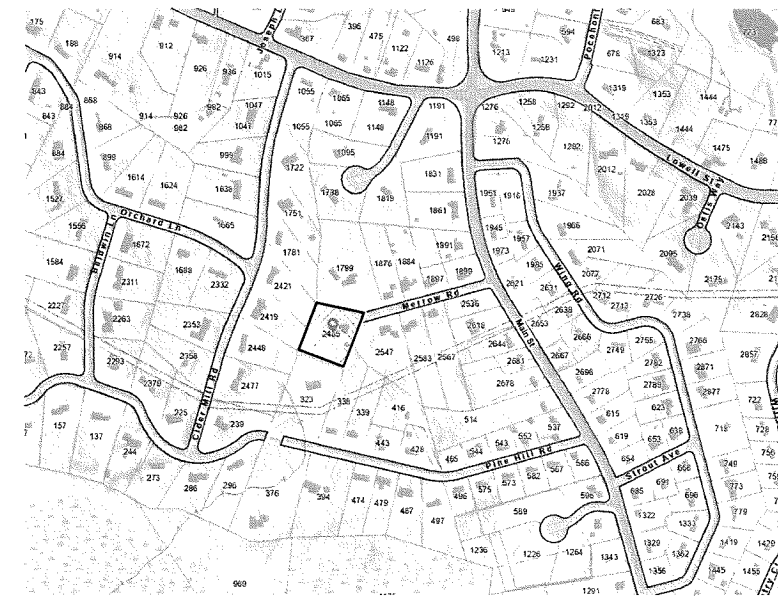
**SQUARE FOOTAGE AREAS:**

**EXISTING HABITABLE AREA:**

1ST FL: 2,490 SF  
2ND FL: 2,055 SF  
**TOTAL EX. HABITABLE: 4,545 SF**

**PROPOSED ACCESSORY APARTMENT:**

1ST FL: 560 SF  
2ND FL: 565 SF  
**TOTAL: 1,125 SF**  
24.7% OF TOTAL HABITABLE  
UNDER 25% PERMITTED BY SPECIAL PERMIT 8.3



1 SITE PLAN  
1/16" = 1'-0"

2 LOCATION MAP  
1/2" = 1'-0"

Project Name:

**PROPOSED ACCESSORY  
APARTMENT**

Project Address:

**52 MERROW ROAD  
LYNNFIELD, MA 01940**

No.	Description	Date

Date: 1/3/2024  
Scale: As indicated

Drawing Title:  
**SITE PLAN**

Drawing Number:  
**A-1.0**

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2024 JAN 11 A 11:28

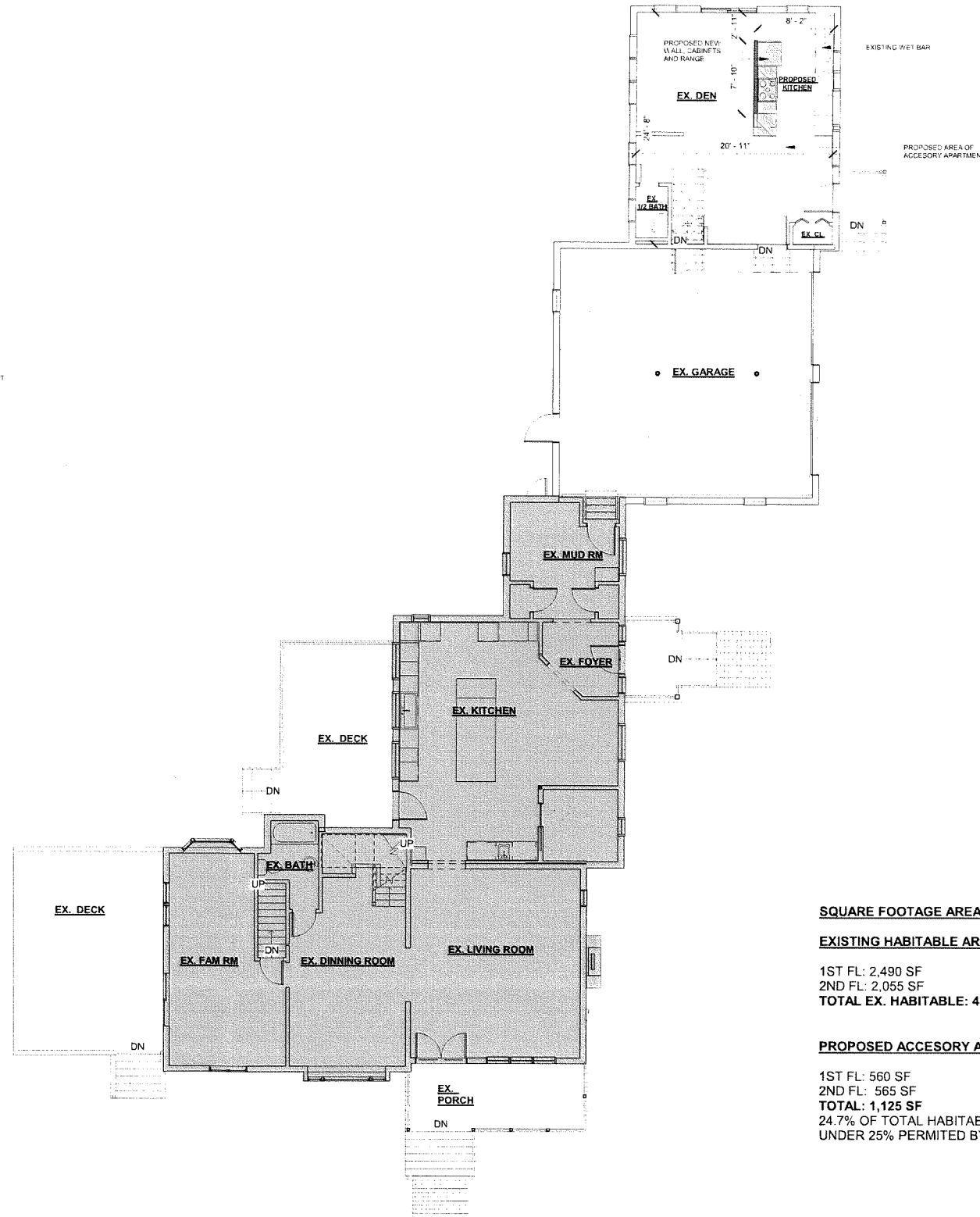
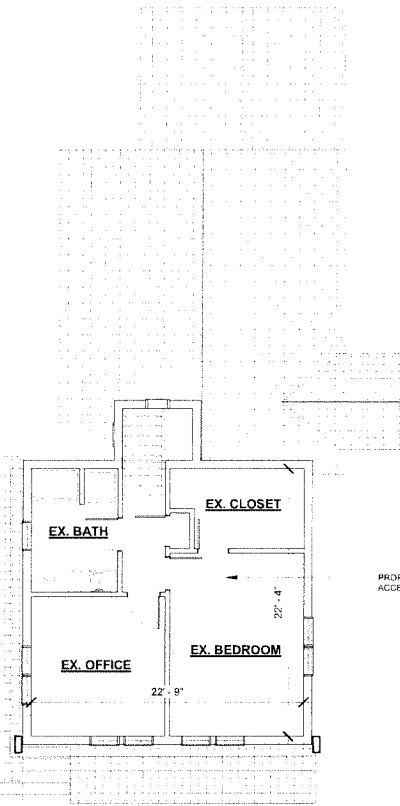
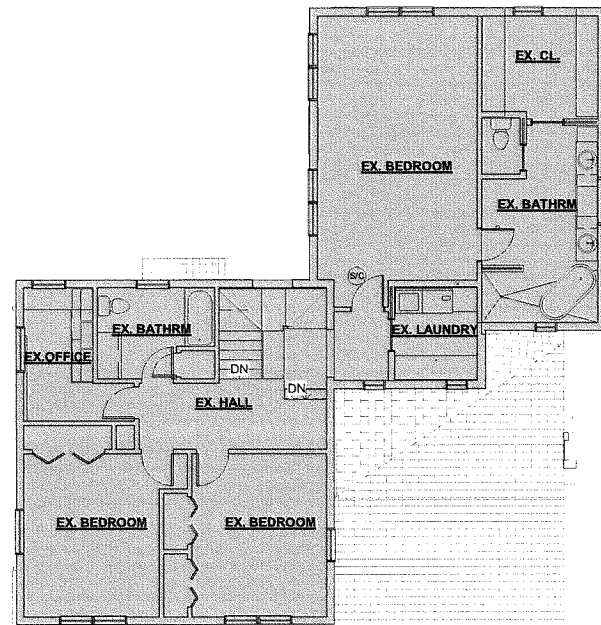
TOWN CLERKS OFFICE  
LYNNFIELD, MA

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APARTMENT

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52 MERROW ROAD  
LYNNFIELD, MA 01940



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UNDER 25% PERMITTED BY SPECIAL PERMIT 8.3

No.	Description	Date

Date: 1/3/2024  
Scale: 1/8" = 1'-0"

Drawing Title:  
**FIRST AND SECOND  
FLOOR PLANS**

Drawing Number

**A-1.1**