

0122

Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS

Name of Petitioner Stephen C. Marchand

Address 75 OAKRIDGE TERRACE, LYNNFIELD, MA

Address of Property which is the subject of the
Petition 75 OAKRIDGE TERRACE, LYNNFIELD, MA

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

C. Apply for a Special Permit

D. Other (specify)

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

Sections 5.3 and 5.5

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 39,159 square feet, street frontage 400 feet

B. District Zone (see Bylaws) RC

C. Deed Record: Registry of Deeds Essex South
Book 35806 Page 49 (see tax bill)

Or Land Court _____

Book _____ Certificate _____

Map _____ Parcel _____

RECEIVED
2022 JUL 26 A 8:45
TOWN OF LYNNFIELD, MA

4. Ownership

A. Name, Address of Owner(s)

Stephe C. Marchand, 75 Oakridge Terrace
Lynnfield, MA

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 Stephe Marchand Street and Number 75 Oakridge Terrace
Town/City Lynnfield State MA Phone No. 01940
Assessors Clerk _____ Date 7/25/22

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 _____



SO.ESSEX #118 Bk:35806 Pg:049
04/19/2017 09:22 AM DEED Pg 1/3
eRecorded

Return To & Mail Tax Forms To:

Stephen C. Marchand
75 Oak Ridge Terrace
Lynnfield, MA 01940

868816

QUITCLAIM DEED

We, Dorothy G. Marchand and Stephen C. Marchand, of 75 Oak Ridge Terrace, Lynnfield, MA 01940, for consideration paid, and in full consideration of less than One Hundred and 00\100 Dollars (\$100.00) grant to Stephen C. Marchand, Individually, of 75 Oak Ridge Terrace, Lynnfield, MA 01940, with quitclaim covenants:

Property Address: 75 Oak Ridge Terrace, Lynnfield, MA 01940

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Being all of the same premises conveyed to Dorothy G. Marchand and Stephen C. Marchand by virtue of a deed dated September 24, 2015, and recorded on September 29, 2015, with the Essex County Southern District Registry of Deeds in Book 34405, Page 271.

The consideration being less than \$100.00 no documentary stamps are needed.

WITNESS our hands and seals this 14th day of April 2017.

x *Dorothy G. Marchand*
Dorothy G. Marchand

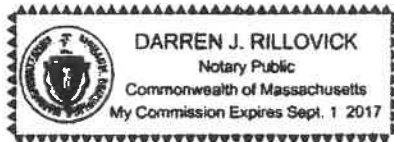
x *Stephen C. Marchand*
Stephen C. Marchand

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss

On this 14th day of April, 2017, before me, the undersigned notary public, personally appeared Dorothy G. Marchand and Stephen C. Marchand, who proved to me through satisfactory evidence of identification, which were *Winn-Dixie*, to be the persons whose names are signed on the preceding or attached document, and acknowledged the foregoing to be their free act and deed.

Darren J. Rillovick
Notary Public *Darren J. Rillovick*
My commission expires *9/1/17*



Prepared by:
Jessica Clarke, Esq.
The Law Offices of Jessica Clarke, P.C.
5230 Washington Street, Suite 201
West Roxbury, MA 02132

EXHIBIT A

The land in that part of Lynnfield, Essex County, Massachusetts, known as Lynnfield Centre and being shown as Lots 15, 16, 17 and 18 on Plan of Oak Ridge Terrace, Lynnfield, Mass., owned by Elbridge F. Gerry, October 1926, Davis & Abbott, C.E. recorded with Essex South District Deeds, Book of Plans 58, Plan 58, and bounded and described as follows:

Beginning at the Southwesterly corner of Lots 14 and 15 on the Northerly side of Oak Ridge Terrace;

Thence the boundary line runs Easterly by said Oak Ridge Terrace, 400 feet, as shown on said plan;

Thence turning and running Northerly along Lots 18 and 19, 85.22 feet;

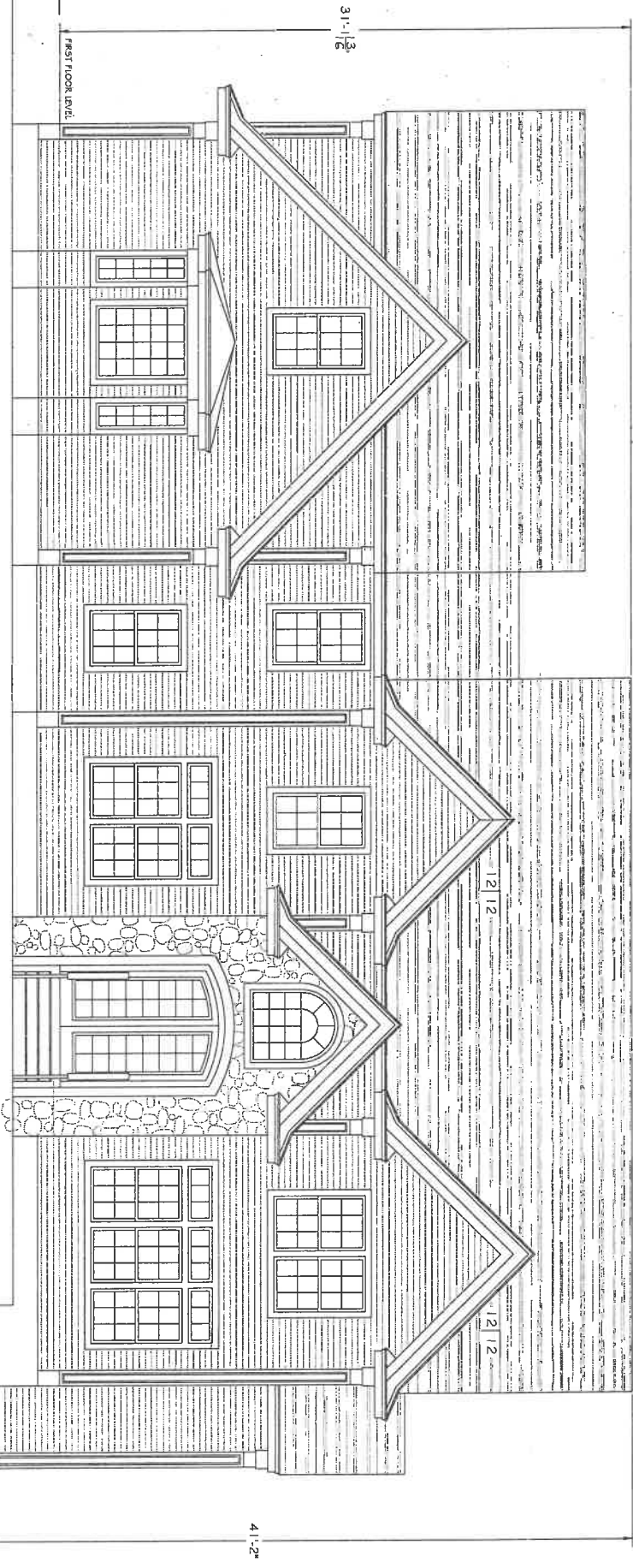
Thence turning and running Westerly by the stone wall, as shown on said plan, 398.90 feet;

Thence turning and running Southerly between Lots 14 and 15, 106 feet, to the point of beginning.

Containing 39,159 square feet, more or less, all in accordance with said plan.

Being the same property as conveyed from Curtis T. Marchand and Dorothy G. Marchand to Dorothy G. Marchand and Stephen T. Marchand, as Joint tenants with rights of survivorship as set forth in Deed Book 34405 Page 271 dated 09/24/2015, recorded 09/29/2015, ESSEX County, MASSACHUSETTS.

Tax ID: M: 0035 B: 0000 L: 1471



FRONT ELEVATION
1/4" = 1'-0"

DRAWN BY:
MARTHA MACINNIS
58 REGENT AVE.
BRADFORD, MA, 01835
(978)374-8719

PROPOSED NEW CONSTRUCTION
MARCHAND RESIDENCE
75 OAKRIDGE TERRACE
LYNNFIELD, MA.

JULY 22, 2022
1