

Petition  
TOWN OF LYNNFIELD  
ZONING BOARD OF APPEALS

Name of Petitioner Brad DeMont

Address 972 Main Street, Lynnfield, MA 01940

Address of Property which is the subject of the  
Petition 972 Main Street, Lynnfield, MA 01940

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

- A. Appeal Decision made by \_\_\_\_\_ Date \_\_\_\_\_  
Bldg. Inspector, Planning Board, etc.
- B. Apply for a Variance

- C. Apply for a Special Permit
  - 1. Existing non-conforming structure is 14.8' from the rear property line. Proposed addition and deck will be 15' from the rear property line.
  - 2. Existing lot coverage is 11.1%. Proposed lot coverage is 26.2% where 15% is allowed in the Groundwater Protection District.

D. Other (specify) \_\_\_\_\_

2. Specify Zoning Bylaw Sections(s) from which you desire relief: 1. Section 5.5, Table 4.1.2  
2. Section 9.3.8.2

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 16,733 square feet, street frontage 238.48 feet

B. District Zone (see Bylaws) RA

C. Deed Record: Registry of Deeds \_\_\_\_\_,  
Book 38018 Page 549 (see tax bill)  
Or Land Court \_\_\_\_\_,  
Book \_\_\_\_\_ Certificate \_\_\_\_\_  
Map 20 Parcel 566

4. Ownership

A. Name, Address of Owner(s)  
Brad DeMont - 972 Main Street, Lynnfield, MA 01940

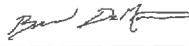
B. If applicant is not owner, check the interest in the premises, and attach evidence of such interest.

Prospective Buyer: \_\_\_\_\_

Lessee: \_\_\_\_\_

Other (explain) \_\_\_\_\_

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

Signed  Street and Number 972 Main Street  
Town/City Lynnfield State MA Phone No. 508-545-4494  
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 \_\_\_\_\_



MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 11/12/2019 01:20 PM  
ID: 1327626 Doc# 20191112005580  
Fee: \$2,097.60 Cons: \$460,000.00

**DEED**

I, **Frances E. McCarthy, being single** of 106 Reedsdale Road, Milton, Massachusetts 02186 (hereinafter called "Grantor"), For consideration paid and in full consideration of Four Hundred Sixty Thousand Dollars (\$460,000.00) hereby grants in fee simple with **QUITCLAIM COVENANTS**

to **Brad Demont, individually** of 72 Canterbury Road, Lynnfield, Massachusetts, 01940,

a certain parcel of land with the buildings thereon situated on Main Street corner of Pine Hill Road, Lynnfield, Essex County, Massachusetts, being shown as Lot A on a plan entitled "Land of George I. Munroe et ux, Lynnfield Ctr. Mass." dated May 27, 1964, made by Edward S. Averell, recorded with Essex South District Registry of Deeds, Book 5177, Page 1, to which plan reference is hereby made for a more particular description, and containing 16,733 square feet of land according to said plan.

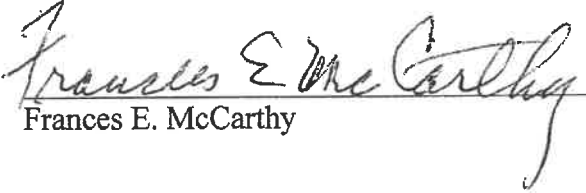
The Grantor hereby voluntarily releases all rights of Homestead as set forth in M.G.L. Chapter 188 and confirms under the pains and penalties of perjury that there are no other person or persons entitled to any homestead rights

**Meaning and intending to convey the same premises conveyed to the Grantor by deed dated February 9, 1987 and recorded with the Essex County Registry of Deeds in Book 8814, Page 555. The Certificate of Death and 65C Affidavit of Francis J. McCarthy is recorded herewith.**

[Intentionally Blank]

Property Address: 972 Main Street, Lynnfield, MA

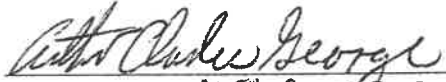
Executed under seal on this 2nd day of November, 2019.

  
\_\_\_\_\_  
Frances E. McCarthy

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 2nd day of November, 2019, before me, the undersigned notary public, personally appeared Frances E. McCarthy who proved to me through satisfactory evidence of identification, which was a personal knowledge, to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily and as her free act and deed.

  
\_\_\_\_\_  
Notary Public ARTHUR CHARLES GEORGE  
My Commission Expires:  
JULY 9, 2021

