

RECEIVED

2019 FEB -4 A 9 24

Petition  
TOWN OF LYNNFIELD  
ZONING BOARD OF APPEALS

1900

Name of Petitioner

Ivaylo Vladov

Address

70 Oakridge terrace, Lynnfield, MA 01940

Address of Property which is the subject of the

Petition

70 Oakridge terrace, 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  
*The proposed addition will be less than 15' from the property line (East). Due to the location of the septic system*

C. Apply for a Special Permit *this is the only option to add 2<sup>nd</sup> bedroom.*

D. Other (specify)

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

*10.8. Side yards and set backs Side yard < 15ft*

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 \_\_\_\_\_ square feet, street frontage \_\_\_\_\_ feet

B. District Zone (see Bylaws) \_\_\_\_\_

C. Deed Record: Registry of Deeds \_\_\_\_\_

Book 34426 Page 550 (see tax bill)

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

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

Map 35 Parcel 1385

4. Ownership

A. Name, Address of Owner(s)

Ivaylo Vladov, 70 Oakridge Terrace, 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 [Signature] Street and Number 70 Oakridge Terrace  
Town/City Lynnfield State MA Phone No. 781-628-3855  
Assessors Clerk \_\_\_\_\_ Date 01/23/2019

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 \_\_\_\_\_

# Plan of Land in LYNNFIELD, MASS.

Hayes Engineering, Inc.  
Civil Engineers & Land Surveyors  
603 Salem Street  
Wakefield, MA 01880

Telephone: 781.246.2800  
Facsimile: 781.246.7596  
www.hayeseng.com

Scale: 1" = 20'

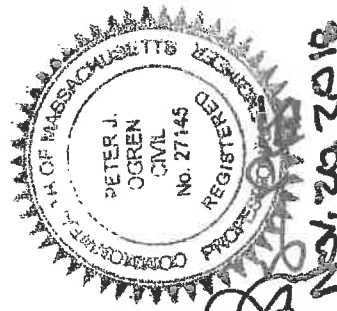
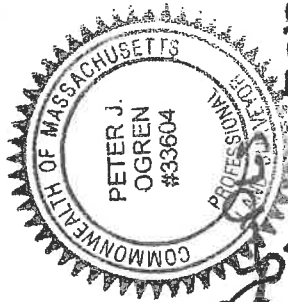


November 19, 2018

## Showing Proposed Addition and Entrance

### CURRENT OWNERSHIP:

Ivaylo C. Vladov  
70 Oak Ridge Terrace  
Lynnfield, Ma. 01940  
DEED REF (ESRD): BOOK 34426 PAGE 550  
PLAN REF (ESRD): PLAN BOOK 55 PLAN 58  
ASSESSOR'S MAP 35 LOT 1385



SEE BOARD OF APPEALS CASE NO. \_\_\_\_\_

MAP 35 PARCEL 1471

MAP 35 PARCEL 1352

## OAK RIDGE TERRACE (PRIVATE - 25' WIDE)

IRON ROD (FND)

IRON ROD (FND) (HELD)

IRON PIPE (FND)

MAP 35 PARCEL 1358

MAP 35 PARCEL 1383

MAP 35 PARCEL 1395

IRON ROD (FND) (HELD)

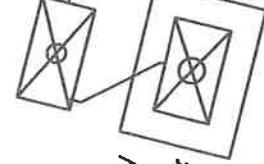
IRON PIPE (FND)

R.O.W.  
(25' WIDE UNDEVELOPED)

100.00'  
LOT AREA  
8,800 S.F. PLAN

25.0'±

12.2'



SEPTIC SYSTEM LOCATION  
TAKEN FROM "AS BUILT"  
PLAN BY ENGINEERING &  
SURVEYING SERVICES  
DATED FEB. 8, 2013  
FILED WITH LYNNFIELD  
BOARD OF HEALTH

7.2'±

10.2'±

PROPOSED  
4'x8'  
ENTRYWAY

105±' PLAN

9.3'±

18.2'±

#70  
EXISTING  
HOUSE

DECK

LINE OF RECORD FOR POND

IRON ROD (FND)

PILLINGS POND

MAP 35 PARCEL 1381



ZONE: RC  
MINIMUM SETBACKS:  
FRONT = 40'  
SIDE = 25'  
REAR = 20'

MIN. FRONTAGE = 180'  
MIN. LOT AREA = 40,000 S.F.