

Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS

RECEIVED
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TOWN CLERKS OFFICE
LYNNFIELD, MA

Name of Petitioner Ivaylo Vlado
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)

- Date _____
- A. Appeal Decision made by _____
Bldg. Inspector, Planning Board, etc.
- B. Apply for a Variance
Section 4.1.2. if found applicable by zoning
Board of Appeals
- C. Apply for a Special Permit
Section 5.3. Nonconforming structures
and Section 5.4. Variance required if found applicable by
zoning Board of appeals
- D. Other (specify) _____

2. Specify Zoning Bylaw Sections(s) from which you desire relief:
5.3. and 5.4. Nonconforming structures and 4.1.2. Setbacks *
Relief cannot be granted at this hearing for any condition or bylaw not stated above
* if found applicable by zoning board of appeals

3. With respect to Land under consideration:

A. Its Area 8800 square feet, street frontage 100 feet

B. District Zone (see Bylaws) RC

C. Deed Record: Registry of Deeds #494

Book 34426 Page 550 (see tax bill)

Or Land Court _____

Book 55 Certificate 58

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 _____ 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 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 #494 Bk:34426 Pg:550
 10/08/2015 03:07 PM DEED Pg 1/2
 eRecorded

MASSACHUSETTS EXCISE TAX
 SOUTHERN ESSEX DISTRICT ROAD
 Date: 10/08/2015 03:07 PM
 ID: 1090564 Doc# 20151006004940
 Fee: \$1,322.40 Cons: \$290,000.00

QUITCLAIM DEED

I, Steven Ciambelli, a married person of 85 Highland Avenue, Lynnfield, MA 01940 for consideration paid of

Two Hundred Ninety Thousand and 00/100 (\$290,000.00) Dollars

grants to Ivaylo D. Vladov of 70 Oak Ridge Terrace, Lynnfield, MA 01940

with Quitclaim Covenants

the land in that part of Lynnfield known as Lynnfield Centre, and being Lot No. 2 as shown on a "Plan of Oak Ridge Terrace, Lynnfield, Mass., owned by Elbridge F. Gerry, dated October 1926, Davis & Abbott, C.E.," and recorded with Essex South District Registry of Deeds, said land is bounded and described as follows:

- WESTERLY By Lot 1 as shown on said Plan, there measuring seventy (70) feet;
- NORTHERLY By Lot 12 on said Plan, there measuring one hundred (100) feet;
- EASTERLY by a way as shown on said Plan, there measuring one hundred five (105) feet; and
- SOUTHERLY by the high water line of Pillings Pond.

Containing about 8800 square feet. Be all of said measurements more or less.

This conveyance includes no title, right, or privileges whatever in or to water rights, mill rights, flowage rights, or any other rights or privileges in or to the water or the land under the water of said Pillings Pond.

For title see deed of Diana Daigle, Personal Representative of the Estate of Lena G. Schlenker, Essex Probate No. ES15P0844EA recorded at Essex South District Deeds Book 34424 Page 222.

I, Steven Ciambelli hereby certify that neither I nor any member of my family have lived at the locus. It has been held only for investment and there are no parties entitle to any right of homestead to the locus.

70 Oakridge Terrace Lynnfield MA

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' 0' 10' 20' 40'

March 13, 2019



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

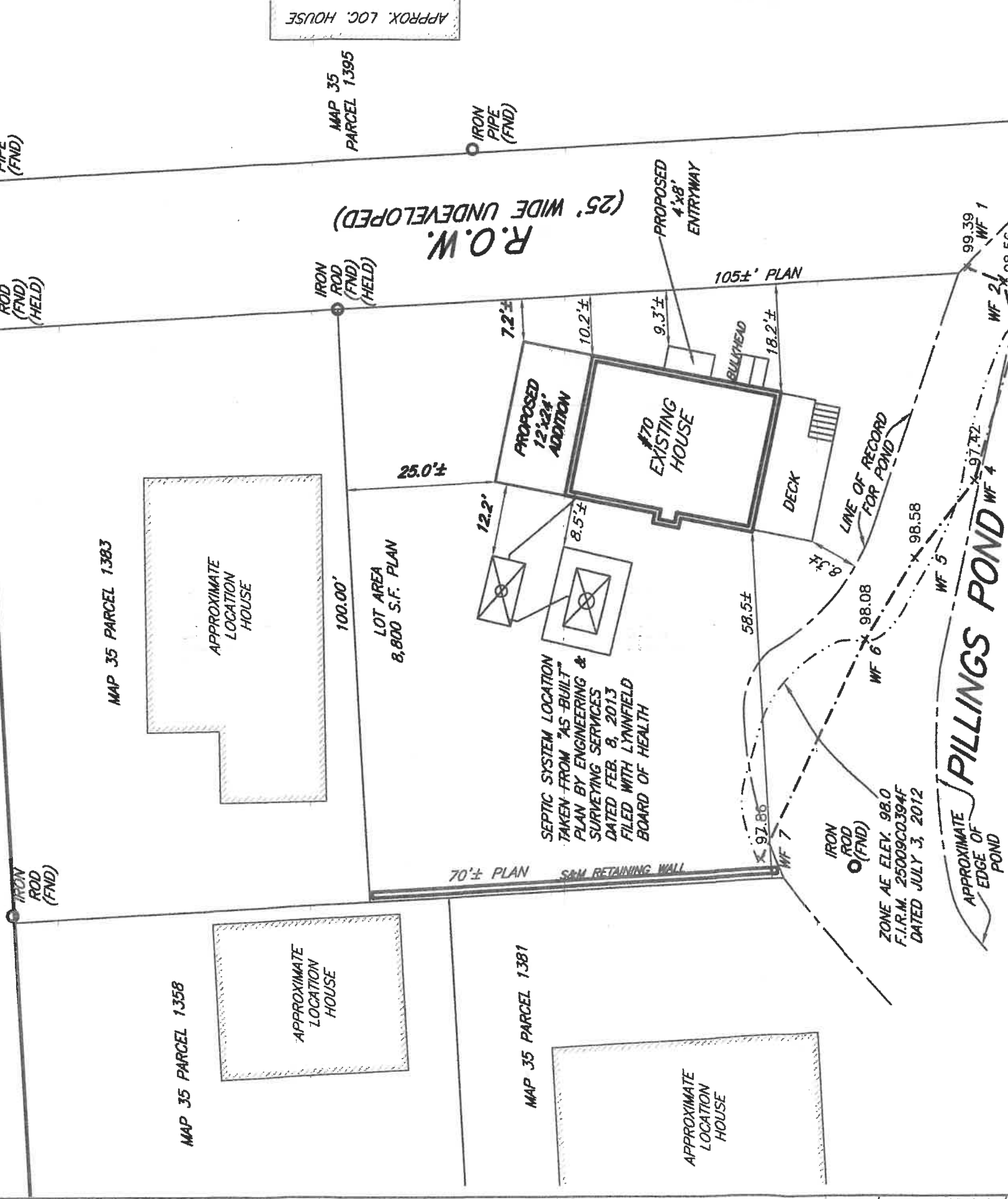
SEE BOARD OF APPEALS CASE NO. _____

MAP 35 PARCEL 1471

3/14/19

MAP 35 PARCEL 1352

OAK RIDGE TERRACE (PRIVATE - 25' WIDE)



ZONING TABLE

ZONE	SINGLE RESIDENCE C (RC)		PROPOSED
	REQUIRED/ALLOWED	EXISTING	
DIMENSIONAL CONTROLS			
FRONT YARD SETBACK	40 ft.	10.2± ft.	7.2± ft.
SIDE YARD SETBACK	25 ft.	8.3± ft.	8.3± ft.
REAR YARD SETBACK	20 ft.	58.5± ft.	58.5± ft.
MIN. FRONTAGE	180 ft.	105± ft.	105± ft.
MIN. LOT AREA	40,000 s.f.	8,800 s.f. (plan)	8,800 s.f. (plan)

NOTES:

1. WETLANDS FLAGGED BY HAYES ENGINEERING, INC. ON MARCH 11, 2019
2. ZONE AE ELEV. 98.0 AND WETLAND FLAGS ARE FROM AN ACTUAL ON THE GROUND SURVEY BY HAYES ENGINEERING, INC. DATED MARCH 12, 2019