

20-04.

**Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS**

RECEIVED

2020 MAR 13 A 11:41

TOWN CLERKS OFFICE
LYNNFIELD, MA

Name of Petitioner: **Keven A. Doherty and Kristin L. Doherty**

Address: **33 Homestead Road, Lynnfield, Massachusetts 01940**

Address of property which is
the subject of the Petition: **33 Homestead Road, Lynnfield, Massachusetts 01940**

1. Indicate and describe relief being sought by this Petition:

A. Appeal Decision made by * (Bldg. Inspector, Planning Board, etc.) Date:

B. Apply for Variance

C. Apply for Special Permits

D. Other: * (Specify)

Petitioners are requesting Special Permits under Sections 5.3 and 5.5 of the Zoning By-Law and a Special Permit under Section 9.2.4.2 of the Wetlands Buffer Zone District to allow removal of portions of the existing dwelling and garage and the construction of a non-conforming addition to an existing non-conforming house on an existing non-conforming lot all as shown on a plan entitled "Plan of Land in Lynnfield, Mass. Showing Proposed Conditions #33 Homestead Road", dated February 11, 2020 by Williams and Sparages, P.E., Middleton, Massachusetts, copies of which are on file with this Petition.

2. Specify Zoning By-law Section(s) from which you desire relief: **Petitioners request Special Permits under Sections 5.3 and 5.5 of the Zoning By-Law and a Special Permit under Section 9.2.4.2 of the Wetlands Buffer Zone District to permit construction of the proposed addition.**

(Relief cannot be granted at this hearing for any condition or By-law not stated above.)

3. With respect to Land under consideration:

A. Its Area **45,423** square feet, street frontage **100** feet

B. District Zone (see By-laws) **RA/RC, GWP, WBZ**

C. Deed Recorded: Registry of Deeds - Book **33155**, Page **22**

Map **25**, Parcel **823**

See Reverse Side

4. Ownership:

A. Name, Address of Owner(s): **Keven A. Doherty and Kristin L. Doherty
33 Homestead Road, Lynnfield, MA 01940**

B. If applicant is not owner, check the interest in the premises: **N/A**
Prospective Buyer: *
Lessee: *
Other (explain) *

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

Keven A. Doherty and Kristin L. Doherty

Signed by:  _____

their Attorney **JOHN H. KIMBALL, JR.**

Street and Number: **618 Main Street** Town: **Lynnfield** State: **MA**

Phone No.: **(781) 334-3200**

Assessor's clerk _____ Date _____

6. A check payable to the Town of Lynnfield shall be delivered to the Secretary for the Board of Appeals, Town Hall, Lynnfield, MA 01940, for the proper amount indicated in the fee schedule.

7. **The application and fee shall be submitted to the Town Clerk at least four (4) weeks prior to the date of the hearing.**

8. Public Hearings are normally scheduled for 1st Tuesday in 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 _____

HE
D
JW

2014031000318 Bk:33155 Pg:22
03/10/2014 03:47 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX
Southern Essex District R00
Date: 03/10/2014 03:47 PM
ID: 1005122 Doc# 20140310003180
Fee: \$2,416.80 Cons: \$530,000.00

QUITCLAIM DEED

We, **Jamie B. Strout and Dora E. Strout**, a married couple of 33 Homestead Road, Lynnfield, Essex County, Massachusetts

for consideration paid **Five Hundred Thirty Thousand Dollars (\$530,000.00), and No Cents**

grant to **Keven A. Doherty and Kristin L. Doherty, husband and wife, tenants by the entirety**

of 33 Homestead Road, Lynnfield, Essex County, Massachusetts

with quitclaim covenants

The land in said Lynnfield, with the buildings thereon, bounded and described as follows:

Being shown as Lot C on a plan entitled "Plan of Land in Lynnfield Center, Mass., owned by C. H. Strout and M. E. Wing, Oct. 23, 1946" Scale 1" = 80' Henry F. Bryant & Son, Inc., Engs., Brookline MA" recorded with Essex South District Deeds, Book 3505, Page 221, bounded and described as follows:

- NORTHWESTERLY by a curved line on Homestead Drive on said plan by two (2) curves measuring respectively forty-four and 06/100 (44.06) feet and fifty-five and 94/100 (55.94) feet;
- NORTHERLY by land of Strout and Wing as shown on said plan, four hundred forty-two and 16/100 (442.16) feet;
- SOUTHEASTERLY by land now or formerly of Southwick on said plan by two (2) courses measuring respectively four hundred fifty-six and 94/100 (456.94) feet and twenty-four and 80/100 (24.80) feet; and
- SOUTHWESTERLY by Lot B on said plan one hundred fourteen and 45/100 (114.45) feet.

Containing 45,408 square feet of land according to said plan.

Property Address: 33 Homestead Rd., Lynnfield, MA


Granting to Grantee, his heirs and assigns and to all other persons entitled thereto the right to use the streets and ways as shown on said plan for all purposes for which a public street or way may be used in the Town of Lynnfield. Said premises are hereby conveyed subject to and with the benefits of Easements and Restrictions of record insofar as the same are now in force and applicable.

Also the title to the herein conveyed premises extending to the center line of said Homestead Drive subject to any and all rights of all persons in said Homestead Drive.

Grantors hereby release all rights of homestead in the conveyed premises.

For Grantors' title, see Deed of Edmund H. Rucker, III and Stephen J. Kane a/k/a Steven J. Kane dated February 13, 1998 and recorded in Essex South Registry of Deeds at Book 14591, Page 32.

WITNESS our hands and seals this 7 day of March, 2014.



Jamie B. Strout



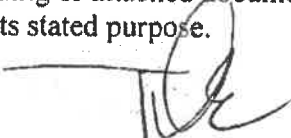
Dora E. Strout

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

On this 7th day of March, 2014, before me, the undersigned notary public, personally appeared proved Jamie B. Strout and Dora E. Strout, to me through satisfactory evidence of identification, which were MA state driver's licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.





Notary Public: Thomas E. Murphy
My Commission Expires 8-28-20

