

July 9, 2020

To: Zoning Board of Appeals
Town of Lynnfield
55 Summer Street
Lynnfield, MA 01940

**RE: HOME ADDITION SPECIAL PERMIT
15 HUTCHINS CIRCLE
LYNNFIELD, MA 01940**

To whom may concern,

This submittal is a new application for the previous Case #20-03, for the proposal of a home addition on a non-conforming single-family dwelling. The case was presented at the June 23rd, 2020, Board of Appeals meeting. It has been determined that in lieu of a variance under Section 4.8, a special permit under Section 5.3 shall apply to the project. This submittal is seeking a special permit for the following:

- Section 5.3: Reconstruct a non-conforming structure
- Section 5.5: Extension by less than 100% of gross floor area on a nonconforming single-family structure

Additionally, no special permit is needed under Section 9.3 of the zoning ordinance based on the foregoing. In accordance with Section 9.3.8, projects rendering impervious area of more than 15% or 2,500 square-feet of any lot, whichever is greater (2,500 sq-ft controls), shall require stormwater recharge. The project is proposing a pervious paver driveway to minimize impervious surfaces. This will result in a total impervious area on site to be less than 2,500 sq-ft and therefore a recharge system is not required in accordance with Section 9.3.

We ask to be scheduled for the August 4, 2020 Zoning Board of Appeals meeting. Please do not hesitate to contact me shall you have any questions, comments, or concerns.

Thank you,



Giovanni Fodera, P.E.
Principal Engineer
FODERA Engineering

Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS

Name of Petitioner Hutchins Holdings, LLC. (Vera Rodrigues)

Address 105 North Washington Street, Boston, MA 02114

Address of Property which is the subject of the
Petition 15 Hutchins Circle, Lynnfield

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

- | | | |
|-------------------------------------|--|-------------------------|
| <input checked="" type="checkbox"/> | A. Appeal Decision made by <u>Zoning Board of Appeals</u> | Date
<u>7/9/2020</u> |
| | <u>Bldg. Inspector, Planning Board, etc.</u> | |
| <input checked="" type="checkbox"/> | B. Apply for a Variance | |
| | _____ | |
| | _____ | |
| <input checked="" type="checkbox"/> | C. Apply for a Special Permit | |
| | <u>Reconstruct, extend and alter a non-conforming single-family structure.</u> | |
| | _____ | |
| <input type="checkbox"/> | D. Other (specify) | |
| | <u>-</u> | |
| | _____ | |

2. Specify Zoning Bylaw Sections(s) from which you desire relief:
Section 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 11,445 square feet, street frontage 208.93 feet

B. District Zone (see Bylaws) Residence C (RC)

C. Deed Record: Registry of Deeds Southern Essex District

Book 37639 Page 104 (see tax bill)

Or Land Court -,

Book - Certificate -

Map 23 Parcel 2638

4. Ownership



Aqua-Bric® Pavers



IDEAL CONCRETE BLOCK COMPANY, INC.

2 ME

TO 5

SO. ESSEX #109 Bk: 37639 Pg: 104
07/02/2019 09:35 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 07/02/2019 09:35 AM
ID: 1301699 Doc# 20190702001090
Fee: \$2,348.40
Cons: \$515,000.00

QUITCLAIM DEED

We, Mark T. Doherty and Kayla A. Doherty, husband and wife, of Lynnfield, Massachusetts

for consideration paid and in full consideration of Five Hundred Fifteen Thousand and no/100 (\$515,000.00) Dollars

grant to **Hutchins Holdings, LLC**, a Massachusetts limited liability company, having a principal office located at 105 North Washington Street, Boston, Massachusetts 02114

with Quitclaim Covenants

The land known and numbered as 15 Hutchins Circle together with the buildings and improvements thereon, situated in Lynnfield, Essex County, Massachusetts, being shown as Lot 22 on a plan of land in Lynnfield, Mass., Dana E. Perkins, Civil Engineer and Surveyor, dated March, 1941, recorded with Essex South District Deeds in Plan Book 73, Plan 45, bounded and described as follows:

- Northwesterly by Hutchins Circle, thirty-seven and 45/100 (37.45) feet;
- Northwesterly, Northerly and Northeasterly by a curved line by Hutchins Circle, one hundred seventy-one and 48/100 (171.48) feet;
- Southeasterly by Lot 23 as shown on said plan, one hundred twenty-one and 81/100 (121.81) feet; and
- Southwesterly by Lot 21, as shown on said plan, ninety-five and 6/100 (95.06) feet.

Containing 11,431 square feet of land, more or less, according to said Plan.

We, Mark T. Doherty and Kayla A. Doherty, being married, hereby voluntarily release any and all rights of homestead we may have in and to the within described premises, as

Property Address: 15 Hutchins Circle, Lynnfield, MA 01940