

Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS

2021 AUG 13 A 10:48

Name of Petitioner Timothy J. Doyle, Esquire on behalf of Timothy A. Ferrante & Kimberly Ferrante

Address 26 Main Street, 3rd Floor, Lynnfield, MA 01940

Address of Property which is the subject of the
Petition 36 Canterbury Road

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

- | | Date |
|---|-------|
| <input type="checkbox"/> A. Appeal Decision made by _____ Bldg. Inspector, Planning Board, etc. | _____ |
| <input type="checkbox"/> B. Apply for a Variance _____ _____ | |
| <input checked="" type="checkbox"/> C. Apply for a Special Permit to add a great room to a nonconforming structure _____ _____ | |
| <input type="checkbox"/> D. Other (specify) _____ _____ | |

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

5.3 nonconforming structures & 5.5 nonconforming single & two family residential
Relief cannot be granted at this hearing for any condition or bylaw not stated above structures

3. With respect to Land under consideration:

A. Its Area 22,152 square feet, street frontage 96 feet

B. District Zone (see Bylaws) Single Residence A

C. Deed Record: Registry of Deeds Essex Southern District
Book 35107 Page 335 (see tax bill)

Or Land Court _____
Book _____ Certificate _____
Map 0052 Parcel 2049

4. Ownership

A. Name, Address of Owner(s)

Timothy A. Ferrante & Kimberly Ferrante, 36 Canterbury Road, Lynnfield, MA 0194


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 36 Canterbury Road
Town/City Lynnfield State MA Phone No. 617-970-4705
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 #475 Bk:35107 Pg:335
 07/22/2016 01:16 PM DEED Pg 1/2
 eRecorded

MASSACHUSETTS EXCISE TAX
 Southern Essex District ROD
 Date: 07/22/2016 01:16 PM
 ID: 1134669 Doc# 20160722004750
 Fee: \$2,394.00 Cons: \$525,000.00

Property Address: 36 Canterbury Road, Lynnfield

QUITCLAIM DEED

I, Joseph A. Giacobbe, unmarried, of Lynnfield, Essex County, Massachusetts

for consideration paid of Five Hundred Twenty Five Thousand and 00/100
 (\$525,000.00.00)

**GRANT TO Timothy A. Ferrante and Kimberly Ferrante, husband and wife as
 tenants by the entirety,** of 36 Canterbury Road, Lynnfield, Essex County,
 Massachusetts

with quitclaim covenants, all of my right, title and interest

Two parcels of land in Lynnfield, Massachusetts, with the buildings and improvements
 thereon, the first parcel bounded and described as follows:

- WESTERLY: by Canterbury Road on two courses as shown on a plan
 hereinafter mentioned six (6) feet and eighty (80) feet
 respectively;
- NORTHERLY: on a ten (10) foot Right of Way shown on said plan sixty-
 three and 45/100 (63.45) feet;
- NORTHEASTERLY: by land now or formerly of Twiss seventy and 26/100
 (70.26) feet; and
- SOUTHEASTERLY: by lot numbered twenty-two (22) as shown on said plan
 seventy-three and 81/100 (73.81) feet.

Be all of said measurements more or less or however otherwise bounded, measured or
 described.

The above-described premises are shown as Lot twenty-three (23) on "Plan of Land,
 Lynnfield, Mass., Otis W. McNosh, C.E.," recorded with Essex South District Registry

of Deeds in Plan Book 67, Plan 60. Containing 5507 square feet, plus or minus, according to said Plan. See also Plan recorded with said Deeds in Book 6210, Page 1.

Specifically excluding from this conveyance a 10' Right of Way as shown on Plan recorded with said Deeds in Book 6210, Page 1.

The second parcel is Lot 23A as shown on a plan entitled "Lynnfield, Mass., Proposed Subdivision of Land owned by Priscilla C. Kessler, C.W. McIntosh -- Civil Engr. -- Lynn, Aug. 1975," recorded with said Deeds in Book 6210, Page 1 and containing 16,645 square feet of land, more or less, according to said Plan.

FOR MY TITLE REFERENCE SEE DEED RECORDED WITH ESSEX SOUTH DISTRICT REGISTRY OF DEEDS AT BOOK 15380, PAGE 493.

I hereby release any and all homestead rights in and to the foregoing property, and certify that I have no spouse, former spouse or any other person entitled to claim rights of homestead in said property through me.

Witness my hand and seal this 22nd day of July, 2016.


Joseph A. Giacobbe

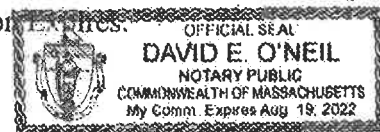
COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

July 22, 2016

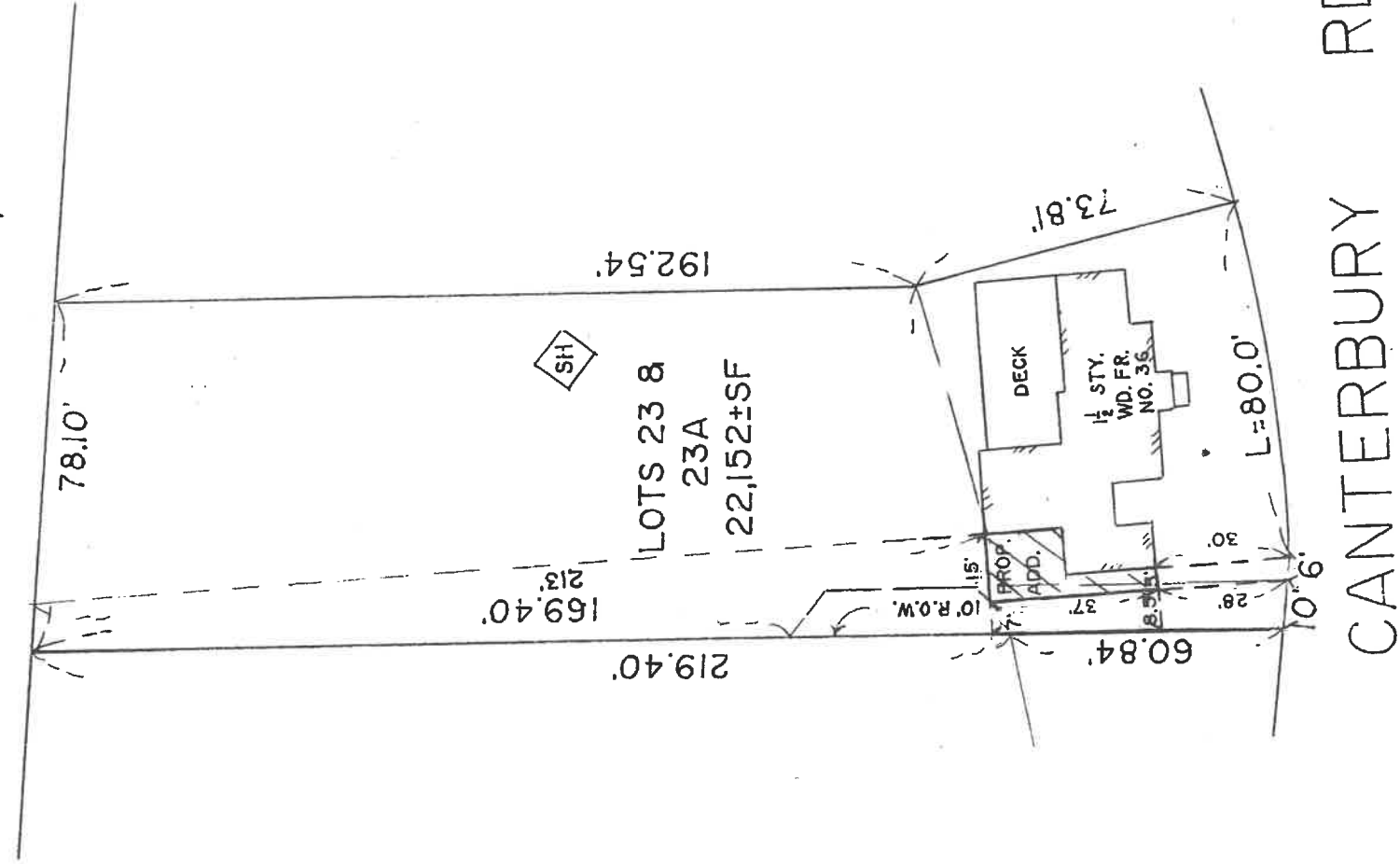
On this 22nd day of July, 2016, before me, the undersigned notary public, personally appeared Joseph A. Giacobbe proved to me through satisfactory evidence of identification, which was M.A.D.C., to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public
My Commission Expires Aug 19, 2022

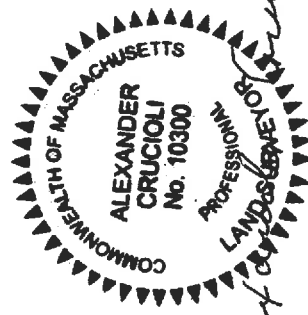


GLORAL ASSOCIATES

Registered Land Surveyor Registered Professional Engineer
9 Broadway Wakefield, MA 01880 T: 781-246-9345 Fax: 781-246-4333



ZONE RA
LOT AREA = 22,152 SF
EXISTING HOUSE = 1,931 SF
/// PROPOSED ADDITION TO GARAGE = 355 SF
LOT COVERAGE = 10.3%
OPEN SPACE = 85.7%



Alexander Cruciani

Signature: _____

Date: 8/9/21

Plot Plan
In
LYNNFIELD, MA.

Owner
KIMBERLY FERRANTE

Scale 1" = 40' Date 8-9-21