

Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS

RECEIVED

2022 MAR -9 A 10:37

TOWN CLERKS OFFICE
LYNNFIELD, MA

Name of Petitioner Harmon J. Kiley, Jr.

Address 800 Main Street, Lynnfield, MA 01940

Address of Property which is the subject of the
Petition 800 Main Street

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

C. Apply for a Special Permit
To create an accessory apartment within a single family dwelling.

D. Other (specify)

2. Specify Zoning Bylaw Sections(s) from which you desire relief:
8.3 Accessory Apartments in Residence Districts

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 82,230 square feet, street frontage 52.76 feet

B. District Zone (see Bylaws) Single Residence A

C. Deed Record: Registry of Deeds Essex

Book 13127 Page 530 (see tax bill)

Or Land Court _____

Book _____ Certificate _____

Map 20 Parcel 2583

4. Ownership

A. Name, Address of Owner(s)

Harmon J. Kiley, Jr.

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 800 Main Street
 Town/City Lynnfield State MA Phone No. 781-334-0181
 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 _____

See
B.13135
P 31

25
CANCELED

ESSEX REG 10
ESSEX SOUTH
08/08/99

TAX 1103.52
CASH 1103.52
7823A060 11:19
EXCISE TAX

08/01/95 11:21 Inst 199
BK 13127 PG 530

QUITCLAIM DEED

I, GENEVIEVE L. BALSER, of Lynnfield, Essex County, Massachusetts,

for consideration paid and in full consideration of TWO HUNDRED FORTY-TWO THOUSAND AND NO/100 (\$242,000.00) DOLLARS,

grant to **HARMON J. KILEY, JR. and CHARLENE S. KILEY**, husband and wife as tenants by the entirety, both of 800 Main Street, Lynnfield, Massachusetts 01940, with **QUITCLAIM COVENANTS**

The land with all buildings thereon at 800 Main Street, Lynnfield, Essex County, Massachusetts, being more particularly shown as Lot A on a plan entitled, "Compiled Plan of Land in Lynnfield", made for Genevieve L. Balsler by H. Kingman Abbott, Reg. Surveyor, dated May 25, 1968, which plan is recorded in Essex South District Registry of Deeds as Plan 288 of 1968 in Book 5544, Page 776. Said premises are more particularly bounded and described as follows:

- SOUTHEASTERLY by Main Street, 52.76 feet;
- SOUTHWESTERLY by land formerly of the grantor, 100.00 feet;
- SOUTHEASTERLY again by land formerly of the grantor, 30.00 feet;
- SOUTHWESTERLY by land now or formerly of John H. Hansod, et ux and Robert M. Bone, et ux, 200.00 feet;
- SOUTHWESTERLY again by land now or formerly of Thomas R. Christopher, et ux, 125.29 feet;
- NORTHWESTERLY by land now or formerly of Gustave Paul Magmitski, et ux, 2.00 feet;
- SOUTHWESTERLY again by land now or formerly of Magmitski, 47.00 feet;
- NORTHWESTERLY again by land now or formerly of Magmitski and Stephan F. Samajeden, et ux, 204.96 feet;
- NORTHEASTERLY by land now or formerly of Center Congregational Church and land now or formerly of Annie B. Richards, 427.54 feet;
- SOUTHEASTERLY by Lot B, as shown on said plan, 110.00 feet; and
- NORTHEASTERLY again by Lot B, as shown on said plan, 140.00 feet.

PROPERTY ADDRESS: 800 Main Street, Lynnfield, Massachusetts 01940

Lot A contains 83,230 +/- square feet of land, more or less, according to said plan.

Said premises are conveyed subject to and with the benefit of a Board of Appeals Variance, notice of which is recorded in said Deeds in Book 5544, Page 776, and Easements to New England Telephone and Telegraph Company and Reading Municipal Light Company recorded in said Deeds in Book 5572, Page 474.

Being the same premises conveyed to the within grantor by deed recorded in said Deeds in Book 13101, Page 552.

EXECUTED as a sealed instrument this 24th day of July, 1995.

Sandra N. Hyde
Witness

Genevieve L. Balsler
GENEVIEVE L. BALSER

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

July 24, 1995

Then personally appeared the above-named GENEVIEVE L. BALSER, and acknowledged the foregoing instrument to be her free act and deed, before me,

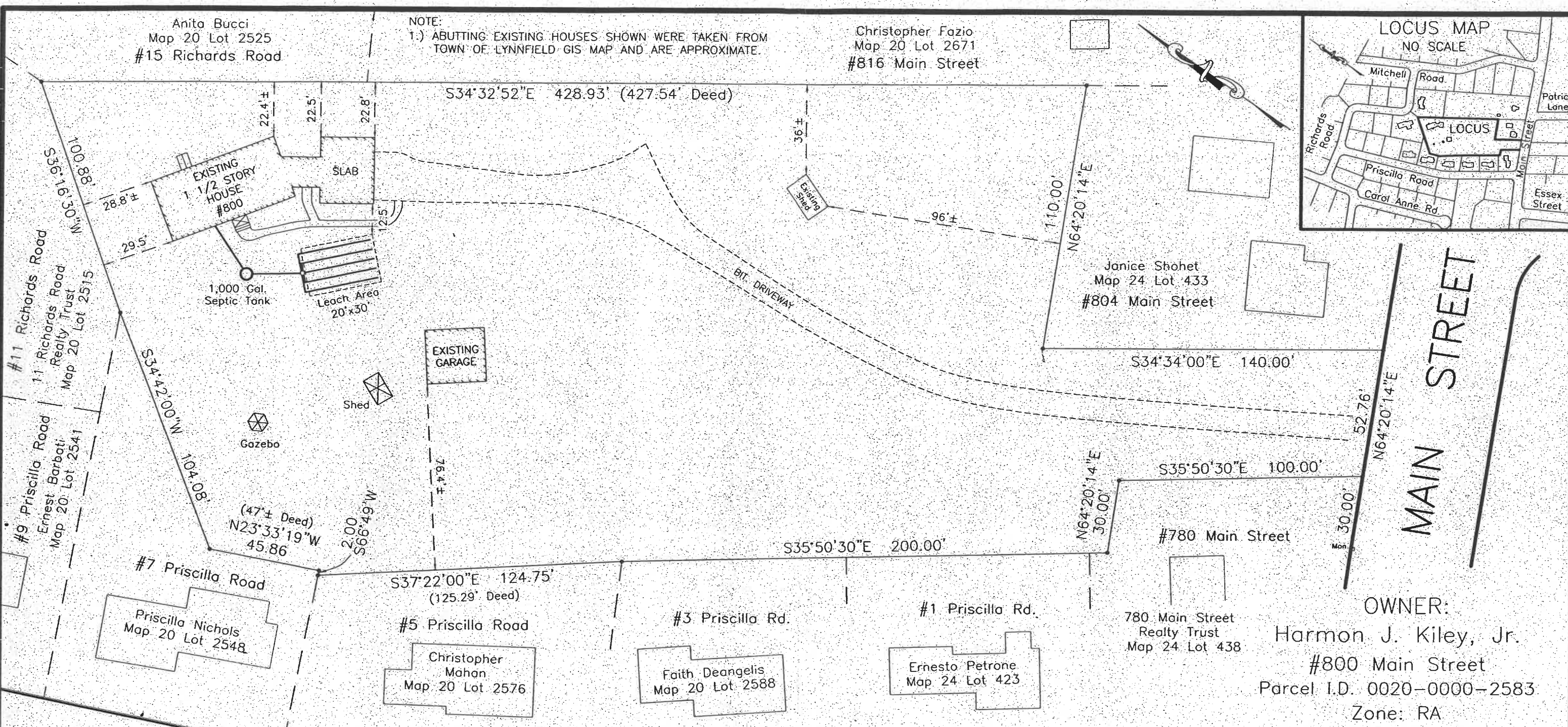
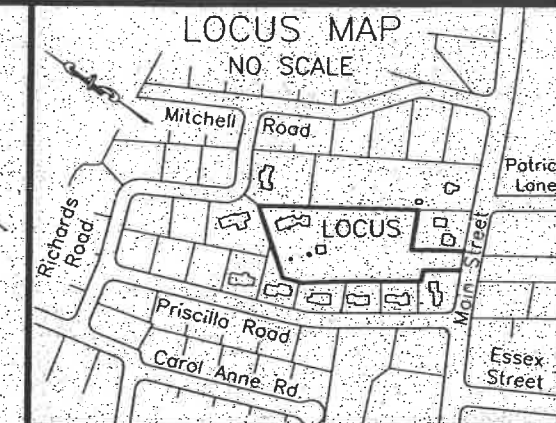
Sandra N. Hyde
Sandra N. Hyde, Notary Public

My Commission Expires: January 6, 2000

Anita Bucci
Map 20 Lot 2525
#15 Richards Road

NOTE:
1.) ABUTTING EXISTING HOUSES SHOWN WERE TAKEN FROM
TOWN OF LYNNFIELD GIS MAP AND ARE APPROXIMATE.

Christopher Fazio
Map 20 Lot 2671
#816 Main Street



OWNER:
Harmon J. Kiley, Jr.
#800 Main Street
Parcel I.D. 0020-0000-2583
Zone: RA
Deed Ref. Bk. 13127 Pg. 530
Essex South Registry of Deeds

PLAN OF LAND IN LYNNFIELD, MASS.

I CERTIFY THAT THIS HOUSE & GARAGE ARE LOCATED ON THE GROUND AS SHOWN. I FURTHER CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25009C 0391F; DATE: 07

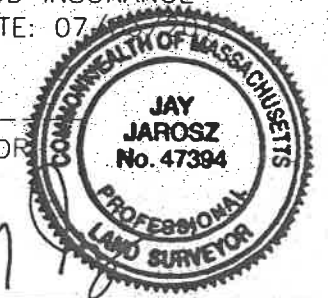
JAY JAROSZ P.L.S.
3 MILL STREET
MANCHESTER, MASS.
01944
(781)-710-8484
jaroszlandsurveyor.com

SCALE: 1" = 40'
DATE: DECEMBER 10, 2017
REV. FEBRUARY 9, 2018

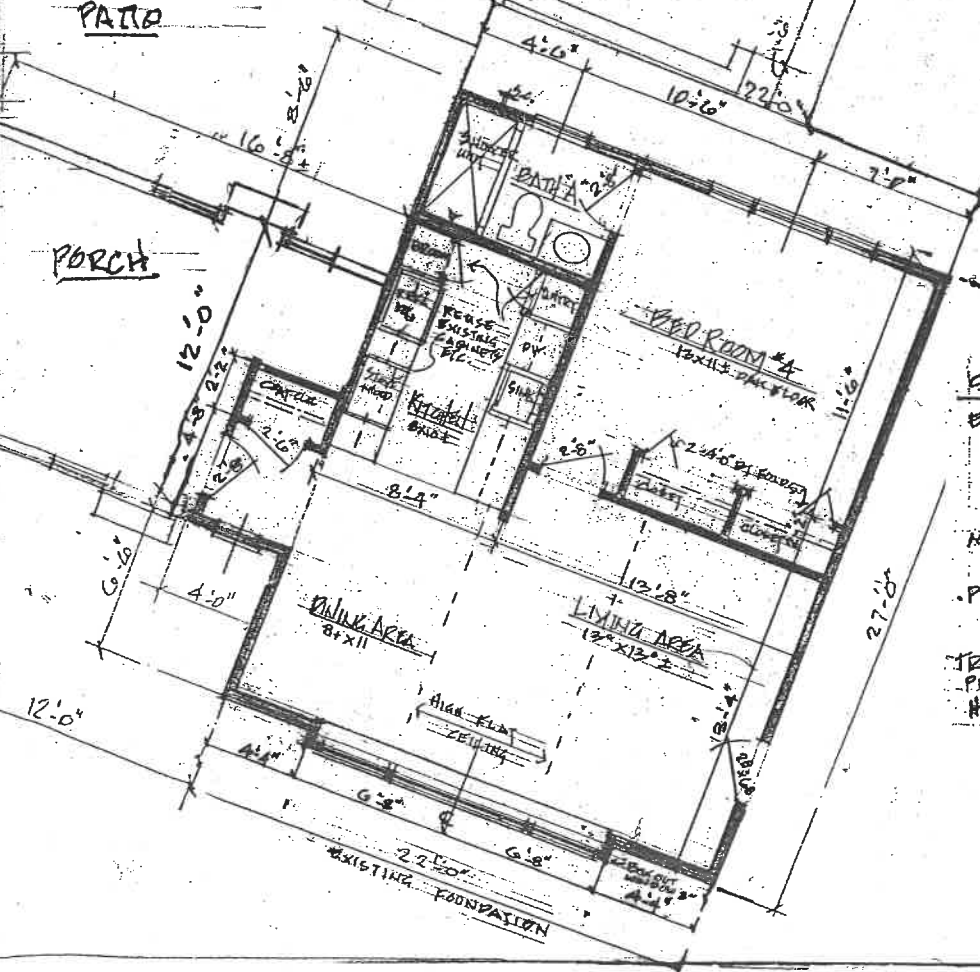
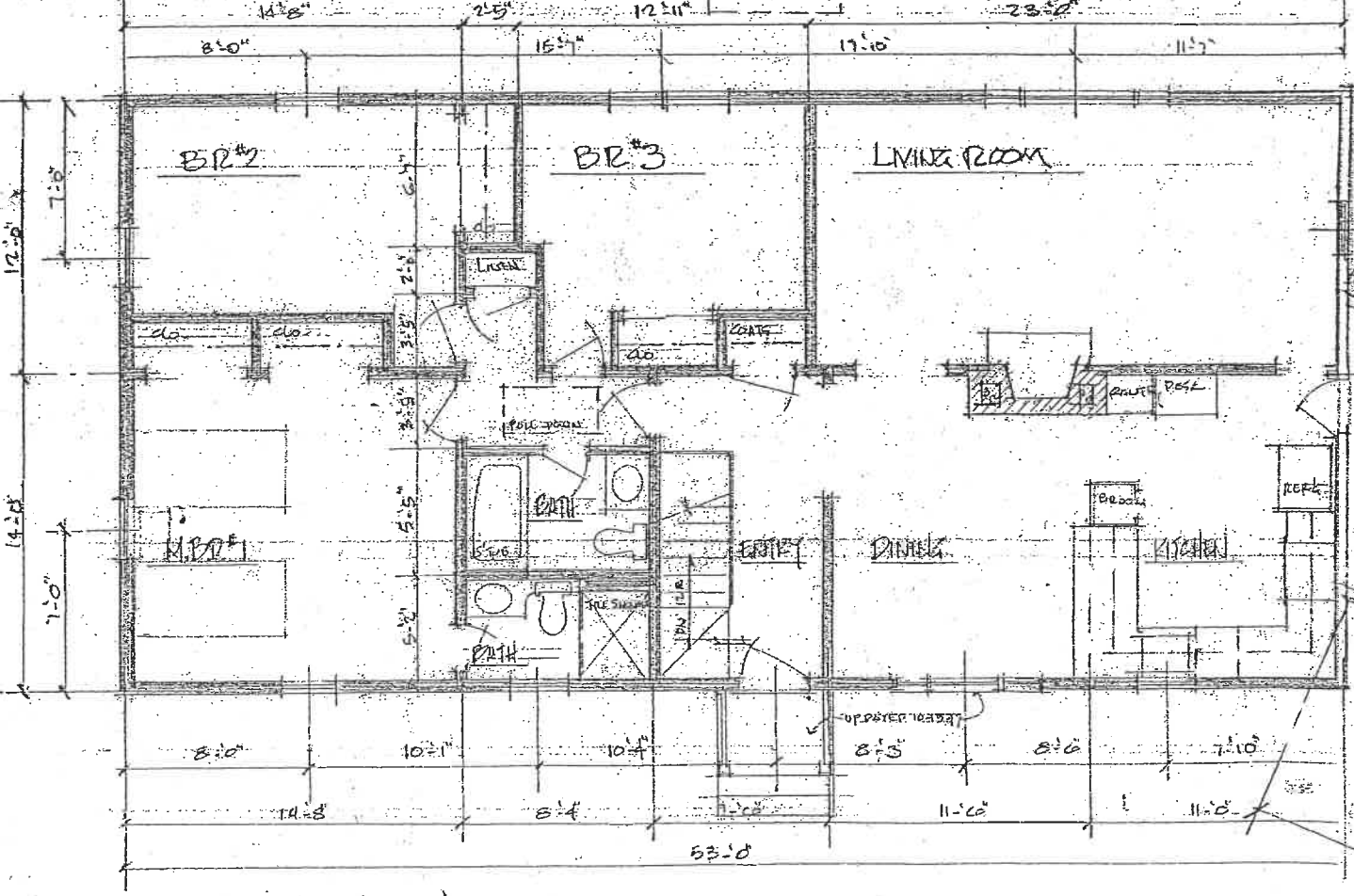
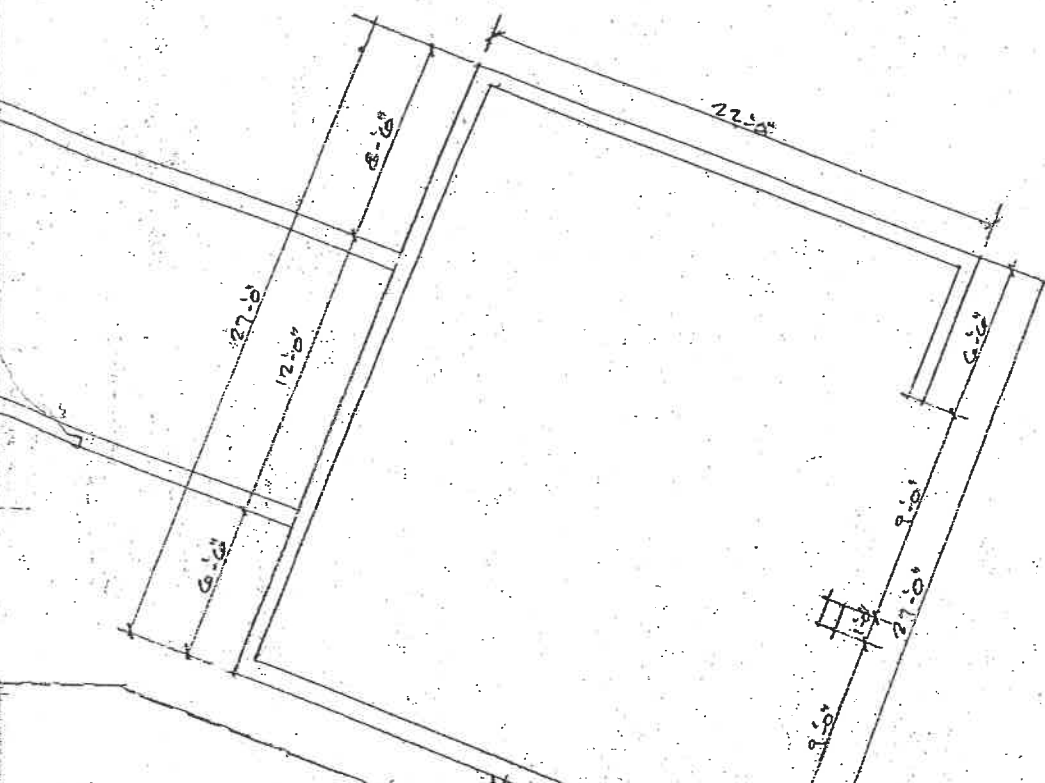
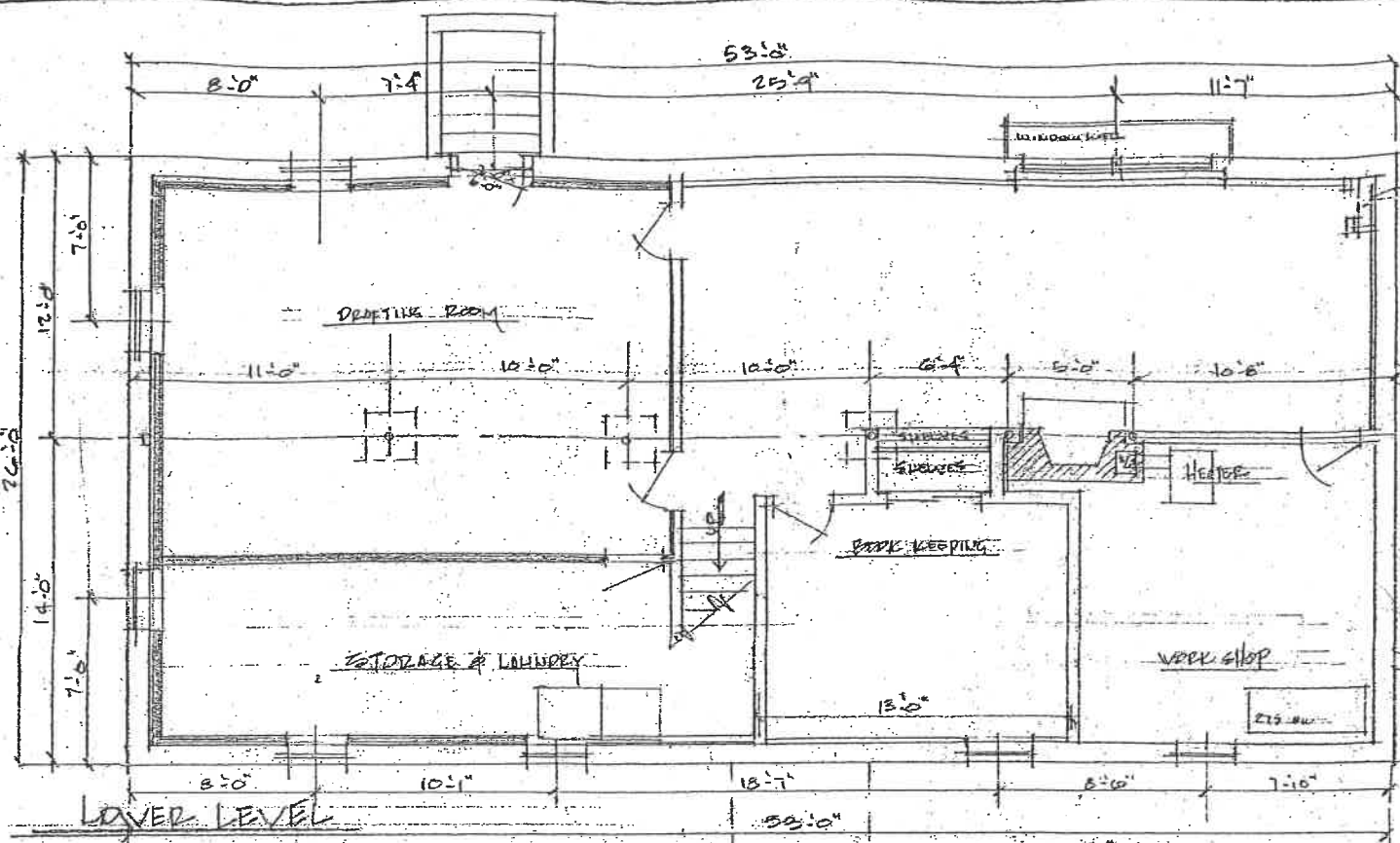


SEE BOARD OF APPEALS CASE #

DATE: FEB. 9, 2018
JAY JAROSZ
PROFESSIONAL LAND SURVEYOR



(PLS) Jay



SQUARE FOOT STUDY
 EXISTING FIRST FLOOR = 26x53 = 1378
 LOWER LEVEL = 22x53 = 1178
 TOTAL LIVING AREA = 2756 SQFT
 MAX BAPT. = 25% 2756 = 689 SQUARE FOOT
 PROPOSED = 4x8 = 32 + 22x27 = 594 = 626 SQFT
 689 - 626 = 63 SQFT BLDG MAX SQ
 TRACE FROM ORIGINAL "CONCRETE DRAWING"
 PROVIDED BY G. WILL - BUILDER - LYNNFIELD, MA
 HOUSE BUILT FOR MRS. DEALER 1908

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

FLOOR PLAN - EXISTING
 SCALE 1/4" = 1'-0"
ZBA = PLAN REVIEW
 80 MAIN ST. LYNNFIELD, MA
 Harmon J. Kiley Jr. Architect
 405 Hilder Drive
 North Reading, MA 01864
 (508) 644-2510
 Sub. No. 400
 Date: JUNE 19 2-22-72
 Draw. No. 1

HERMIT WOODS DESIGNS