

Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS

RECEIVED

2023 MAY 12 10:11

TOWN CLERKS OFFICE
LYNNFIELD, MA

Name of Petitioner Allison Schelzi

Address 177 Chestnut Street, Lynnfield, MA

Address of Property which is the subject of the
Petition 177 Chestnut Street, Lynnfield, MA

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
Special Permit pursuant to Section 5.5 of the Zoning Bylaw to allow
an addition to a single-family dwelling for a front porch. | _____ |
| <input type="checkbox"/> D. Other (specify)

_____ | _____ |

2. Specify Zoning Bylaw Sections(s) from which you desire relief:
Special Permit pursuant to Section 5.5 of the Zoning Bylaw.
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 25,299 square feet, street frontage 113 feet

B. District Zone (see Bylaws) RB

C. Deed Record: Registry of Deeds Essex South
Book 41093 Page 354 (see tax bill)

Or Land Court _____
Book _____ Certificate _____
Map 23 Parcel 1532

4. Ownership

A. Name, Address of Owner(s)

Allison Schelzi 177 Chestnut Street, Lynnfield, MA

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:

Allison Schelzi By Her Attorney

Brian D. McGrail, Esq.

Signed [Signature] Street and Number 607 North Avenue Door 18

Town/City Wakefield State MA Phone No. 781-246-9999 X2

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 #172 Bk:41093 Pg:354
07/28/2022 11:20 AM DEED Pg 1/2
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 07/28/2022 11:20 AM
ID: 1539531 Doc# 20220728001720
Fee: \$3,575.04 Cons: \$784,000.00

QUITCLAIM DEED

WE, M. ANNE VALKEVICH and THOMAS J. VALKEVICH, being married to each other, of, Lynnfield, Essex County, Commonwealth of Massachusetts, for consideration paid and in full consideration of Seven Hundred Eighty Four Thousand Dollars (\$784,000.00),

GRANT TO ALLISON SCHELZI, individually, now of 177 Chestnut Street, Lynnfield, Massachusetts

WITH QUITCLAIM COVENANTS,

Parcel 1

The land with the buildings and improvements thereon, situated in Lynnfield, Essex County, Commonwealth of Massachusetts, being shown as Lot #2 on a Plan of Land in Lynnfield Center, made for Charles C. Ball, O. W. McIntosh, CE, dated June 1941, duly recorded in Essex South District Deeds, Book 3316, Page 1, and bounded and described as follows:

- WESTERLY By Chestnut Street, 113 feet;
- NORTHERLY By Lot #3 on said Plan 197.5 feet;
- EASTERLY By land formerly of Ball, 112.2 feet; and
- SOUTHERLY By Lot #1 on said Plan, 193.7 feet.

Containing 21,520 square feet of land, more or less.

For title reference see deed recorded with the Essex South Registry of Deeds in Book 16253, Page 309.

Parcel 2

Also conveying herein, a certain parcel of land in Lynnfield, Essex County, Massachusetts, shown as Lot 8 on a plan entitled "Definitive Plan Bridle Path, Lynnfield, Mass." Developer: Dover Properties Lynnfield, LLC, dated March 25, 2003, revised through September 22, 2004, by Hayes Engineering, Inc., Wakefield, Massachusetts and recorded with Essex South District Registry of Deeds in Plan Book 382 Plan 10 (the "Plan") to which Plan reference is hereby made for a more particular description of said Lot 8.

Lot 8 contains approximately 3,774 square feet of land according to said Plan.

For title reference see deed recorded with the Essex South Registry of Deeds in Book 23582, Page 134.

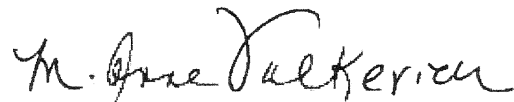
Property Address: 177 Chestnut Street, Lynnfield, MA

Said parcels are conveyed subject to easements and restrictions of record including easement reserved in deed recorded in Book 23582, Page 134 and easement recorded in Book 23582, Page 139.

Grantors release any and all homestead rights that they have in the premises and hereby certify under the pains and penalties of perjury that there are no beneficiaries, spouses, former spouses, partners or former partners in a civil union who occupy or intend to occupy the premises as their principal residence or are entitled to claim the benefit of an existing estate of homestead in the property by Court order or otherwise.

I, Thomas J. Valkevich, join in this deed for the purpose of waiving my homestead rights in this property.

Executed as a sealed Instrument this 28th day of July, 2022.



M. Anne Valkevich



Thomas J. Valkevich

Commonwealth of Massachusetts

Middlesex, ss

July 28, 2022

On this 28th day of July, 2022 before me, the undersigned Notary Public, personally appeared M. Anne Valkevich and Thomas J. Valkevich, who proved to me through satisfactory evidence of identification which were Drivers 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 as their free act and deed.

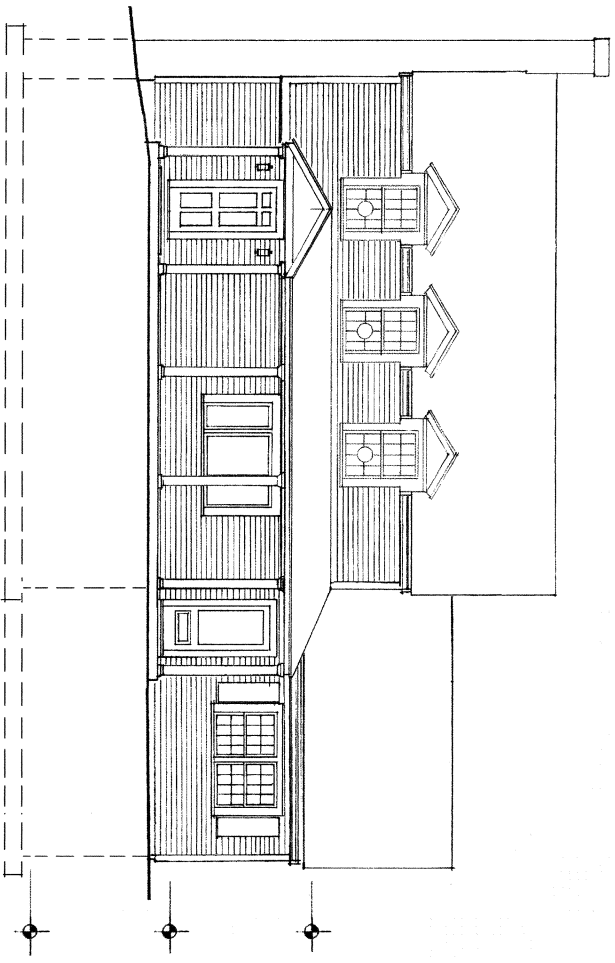
(seal)



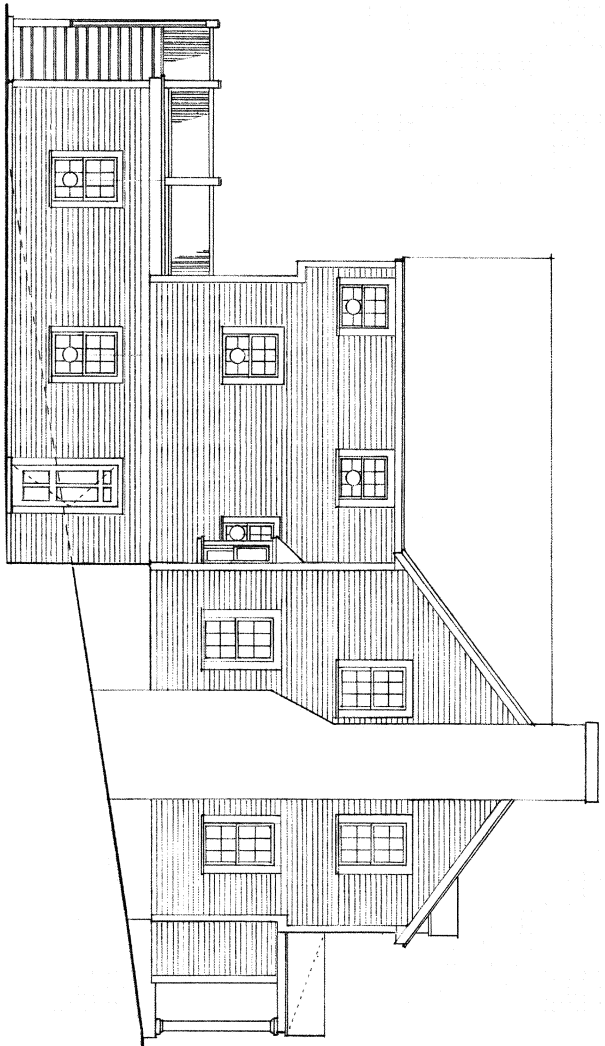
Notary Public: Eva M. Grizzell
My Commission expires: 7/28/28



EVA M. GRIZZELL
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 28, 2028



2 WEST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION

REVISIONS

Renovation and Expansion of
Allison Schelzi Residence
 177 Chestnut Street / Lynnfield MA
 McCONNELL+PARTNERS ARCHITECTS INC
 15 HIGH STREET / WINCHESTER MA

NORTH ELEVATION
 WEST ELEVATION
 SHEET TITLE
 SCALE 1/4" = 1'-0"
 DATE
 DRAWN BY JM
 CHKD BY