

RECEIVED

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Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS

Name of Petitioner Jay Hirsh, Richard Kohn, and Bradford A. Spencer, Trustees of Lynnfield Plaza Realty Trust

Address 1900 Crown Colony Drive, Suite #405, Quincy, MA 02169

Address of Property which is the subject of the
Petition 24-38 Broadway, Lynnfield, MA 01940

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 for the change of the preexisting nonconforming retail use to the nonconforming, less detrimental enclosed amusement use pursuant to Section 5.2 | _____ |
| <input checked="" type="checkbox"/> | D. Other (specify)
Site plan approval and signage approval | _____ |

2. Specify Zoning Bylaw Sections(s) from which you desire relief:
Special permit under Section 5.2, Site plan approval under Section 10.6, and Signage approval under Section 6

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 295,447 square feet, street frontage 1,408.16 feet

B. District Zone (see Bylaws) Limited Industrial District

C. Deed Record: Registry of Deeds X

Book 40150, 313 Page (see tax bill)

Or Land Court _____

Book _____ Certificate _____

Map 59 Parcel 1319

4. Ownership

A. Name, Address of Owner(s)

Jay Hirsh, Richard Kohn, and Bradford A. Spencer, Trustees of Lynnfield Plaza Realty Trust, 1900 Crown Colony Drive, Suite #405, Quincy, MA 02169.

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 

Name Jay O. Hirsh, Trustee of Lynnfield Plaza Realty Trust
Street and Number 1900 Crown Colony Drive, Suite #405

Town/City Quincy State MA

Phone No. 617-720-5657 (c/o D'Ambrosio LLP)

E-mail noneil@dambrosiolp.com

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 _____

DIMENSIONAL AND DENSITY SUMMARY

ITEM	REQUIRED	EXISTING	PROVIDED
MINIMUM SF	3 ALPES (130,680 SF)	295,447 SF	295,447 SF
LOT AREA FRONTAGE	300 FT	704.15 FT	297.00 FT
PERMITTED LOT COVERAGE	30%	21.46%	21.46%
REQUIRED SETBACK DISTANCE FROM STREET CENTER LINE	100 FT	14.8 FT	14.8 FT
REQUIRED SETBACKS:			
FRONT YARD DEPTH	100'	97.0 FT (21.8 FT) / 97.0 FT (21.8 FT) / 136.16 FT	136.16 FT
SIDE YARD DEPTH	40'	86.6 FT	86.6 FT
REAR YARD DEPTH	40'	57.61 FT	57.61 FT
MAXIMUM HEIGHT / STORES	40 FT / 3 STORES	16.87 FT / 1 STORY	16.87 FT / 1 STORY

PARKING CHART SUMMARY

Amusement Use (Temporary Park) 284 Spaces Required
 3,000 SF / 100 SF Per Space = 300 Spaces
 Retail Space #1A: 17 Spaces Required
 2,700 SF = 1 Space / 150 SF = 18 Spaces
 2 Employees x 1 Space / 2 Employees = 1 Space
 Retail Space #1B: 17 Spaces Required
 2,700 SF = 1 Space / 150 SF = 18 Spaces
 2 Employees x 1 Space / 2 Employees = 1 Space
 Retail Space #2: 13 Spaces Required
 2,000 SF = 1 Space / 150 SF = 13 Spaces
 2 Employees x 1 Space / 2 Employees = 1 Space
 Restaurant: 8 Spaces Required
 10 Seats x 1 Space / 3 Seats = 4 Spaces
 8 Employees x 1 Space / 2 Employees = 4 Spaces
 Bank w/ Drive-Thru: 18 Spaces Required
 2,500 SF = 1 Space / 139 SF = 18 Spaces
 4 Employees x 1 Space / 2 Employees = 2 Spaces
 Total Spaces Required: 350 Spaces
 Total Spaces Existing: 381 Spaces (includes 9 Handicap Spaces)

NOTES

- SEE TOWN OF LYNNFIELD ASSESSORS PARCEL 0085-0001-1319, BOOK 40150 PAGE 313 AND PLAN BOOK 402 PLAN 75 ESROW FOR SITE.
- BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE X OF THE LYNNFIELD ZONING ORDINANCE. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

SITE PLAN

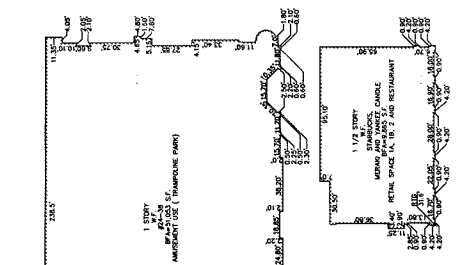
24-30 BROADWAY
 LYNNFIELD, MASSACHUSETTS 01940

TO ACCOMPANY REQUEST FOR SPECIAL PERMIT
 AND SITE PLAN APPROVAL
 PREPARED FOR
LYNNFIELD PLAZA REALTY TRUST

DATE: NOVEMBER 1, 2023



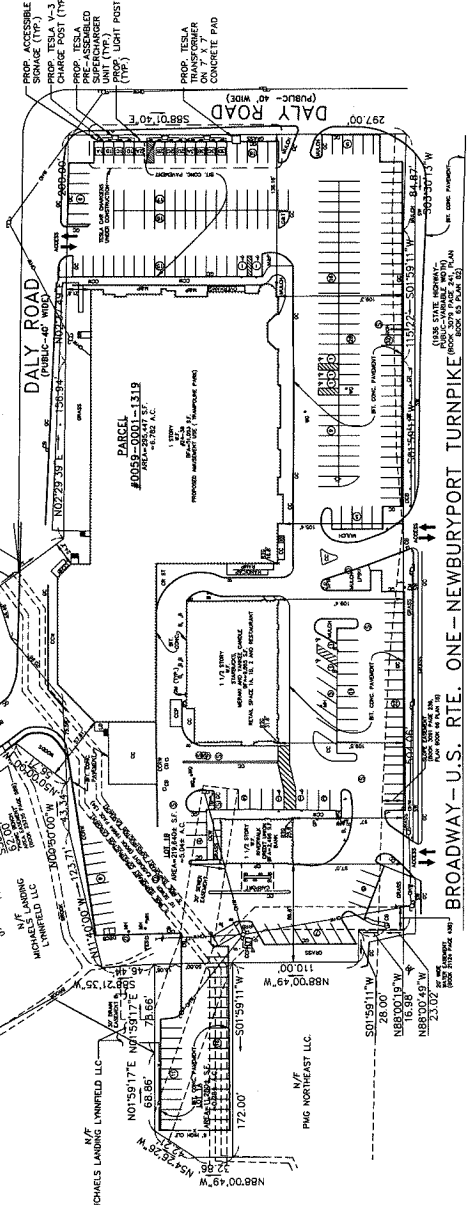
MERRIMACK ENGINEERING SERVICES
 66 PARK STREET
 LYNNFIELD, MASSACHUSETTS 01901
 PHONE: (781) 255-1000 FAX: (781) 475-1448
 EMAIL: MERRENG@AOL.COM



BUILDING DETAILS
 SCALE: 1"=40'

LEGEND

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BROADWAY - U.S. RTE. ONE - NEWBURYPORT TURNPIKE (BOOK 53 PAGE 52)

x2
white lexan faces 121.5"x120"
Black cut vinyl for Nova TP
print & cut 034 oracal orange translucent on logo



11 PM A 11 23 2003
 BEVERLY

FILE NAME: FILE LOCATION: Z:\

Prior to any printing, all proofs must be approved by signature and returned. Please check spelling, color, design & size. Upon approval, Brenner Signs will not be held responsible for any errors or omissions to spelling, color, design or size. It is also understood that upon approval some changes to the finished artwork may be necessary at the time of printing and fabrication. Client authorizes Brenner Signs to make such necessary changes.

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508-747-3465
 Brennersigns.com
 66 Federal Furnace Rd
 Plymouth, MA 02360

Approved by _____ Date _____

Not Approved. See marked up changes.

CLIENT PROOF

Proof date

11/8/23GB