

**Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS**

RECEIVED

2023 APR 15 10 45 58

Name of Petitioner: **Mario Zepaj**

Address: **78 Mill Street, Middleton, Massachusetts 01949**

TOWN CLERKS OFFICE
LYNNFIELD, MA

Address of property which is
the subject of the Petition: **15 Hutchins Circle, Lynnfield, Massachusetts**

1. Indicate and describe relief being sought by this Petition:

 A. Appeal Decision made by *(Bldg. Inspector, Planning Board, etc.) Date:

 XB. Apply for Variance

Side yard and front yard Variances under Sections 4.1.1, 4.1.2, 4.8 and Section 5.4 to permit the extension, alteration and structural change to the existing lawfully non-conforming single family residential structure, all as shown on a plan entitled "Proposed Site Plan, 15 Hutchins Circle, Lynnfield, MA 01940 Proposed House Addition", dated July 8, 2020, prepared by Fodera Engineering, Danvers, MA (hereinafter the "Plan"), which is filed herewith and incorporated herein by reference, which proposal was previously permitted by the Board of Appeals in Cases #20-06 and #21-01. *20-02*

 XC. Apply for Special Permit

Special Permit under Section 5.3 Non-Conforming Structures and 5.5 Non-Conforming Single and Two Family Residential Dwellings to permit the extension, alteration and structural changes to the existing lawfully non-conforming single family residential dwelling at 15 Hutchins Circle as shown on said Plan.

 D. Other: (Specify)

2. Specify Zoning By-law Section(s) from which you desire relief: **Variances under Sections 4.1.1, 4.1.2, 4.8 and Section 5.4. Special Permit under Section 5.3 and 5.5.**

(Relief cannot be granted at this hearing for any condition or By-law 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 By-laws) **Residence C (RC)**

C. Deed Recorded: Registry of Deeds - Book **37639**, Page **104**

Map **23**, Parcel **2638**

See Reverse Side

4. Ownership:

A. Name, Address of Owner(s): **Hutchins Holdings, LLC**
105 North Washington Street, Boston, MA 02114

B. If applicant is not owner, check the interest in the premises:
Prospective Buyer: **X**
Lessee:
Other (explain)

5. The undersigned petitioner affirms the foregoing statements are true statements of fact:

Mario Zepaj

Signed by:



his Attorney **JOHN H. KIMBALL, JR.**
Street and Number: **618 Main Street** Town: **Lynnfield** State: **MA**
Phone No.: **(781) 334-3200**

Assessor's clerk _____ Date _____

6. A check payable to the Town of Lynnfield shall be delivered to the Secretary for the Board of Appeals, Town Hall, Lynnfield, MA 01940, for the proper amount indicated in the fee schedule.

7. **The application and fee shall be submitted to the Town Clerk at least four (4) weeks prior to the date of the hearing.**

8. Public Hearings are normally scheduled for 1st Tuesday in 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 _____

Unofficial Property Record Card - Lynnfield, MA

General Property Data

Parcel ID 0023 0000 2638	Account Number 164
Prior Parcel ID	Property Location 15 HUTCHINS CIR
Property Owner HUTCHINS HOLDINGS, LLC	Property Use ONE FAM
Mailing Address 105 WASHINGTON STREET UNIT C1	Most Recent Sale Date 7/2/2019
City SOMERVILLE	Legal Reference 37639-104
Mailing State MA Zip 02143	Grantor DOHERTY MARK T, T/E
Parcel Zoning RC	Sale Price 515,000
	Land Area 0.262 acres

Current Property Assessment

Card 1 Value	Building Value 146,500	Xtra Features Value 500	Land Value 407,100	Total Value 554,100
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Building Description

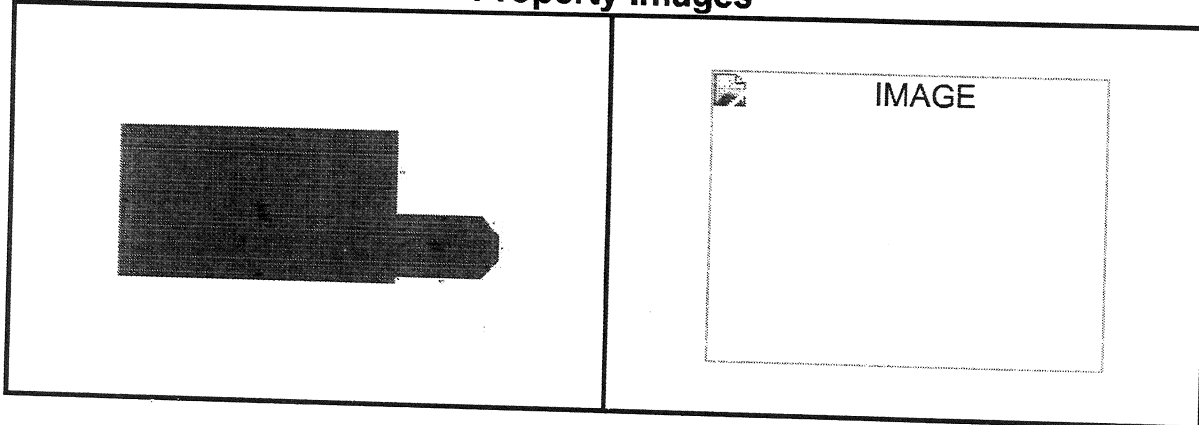
Building Style CAPE	Foundation Type CONCRETE	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1948	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover ASPHALT	Heating Fuel OIL
Building Condition N/A	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 1382.4	Interior Walls DRYWALL	# of Bsmt Garages 1
Number Rooms 6	# of Bedrooms 3	# of Full Baths 1
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

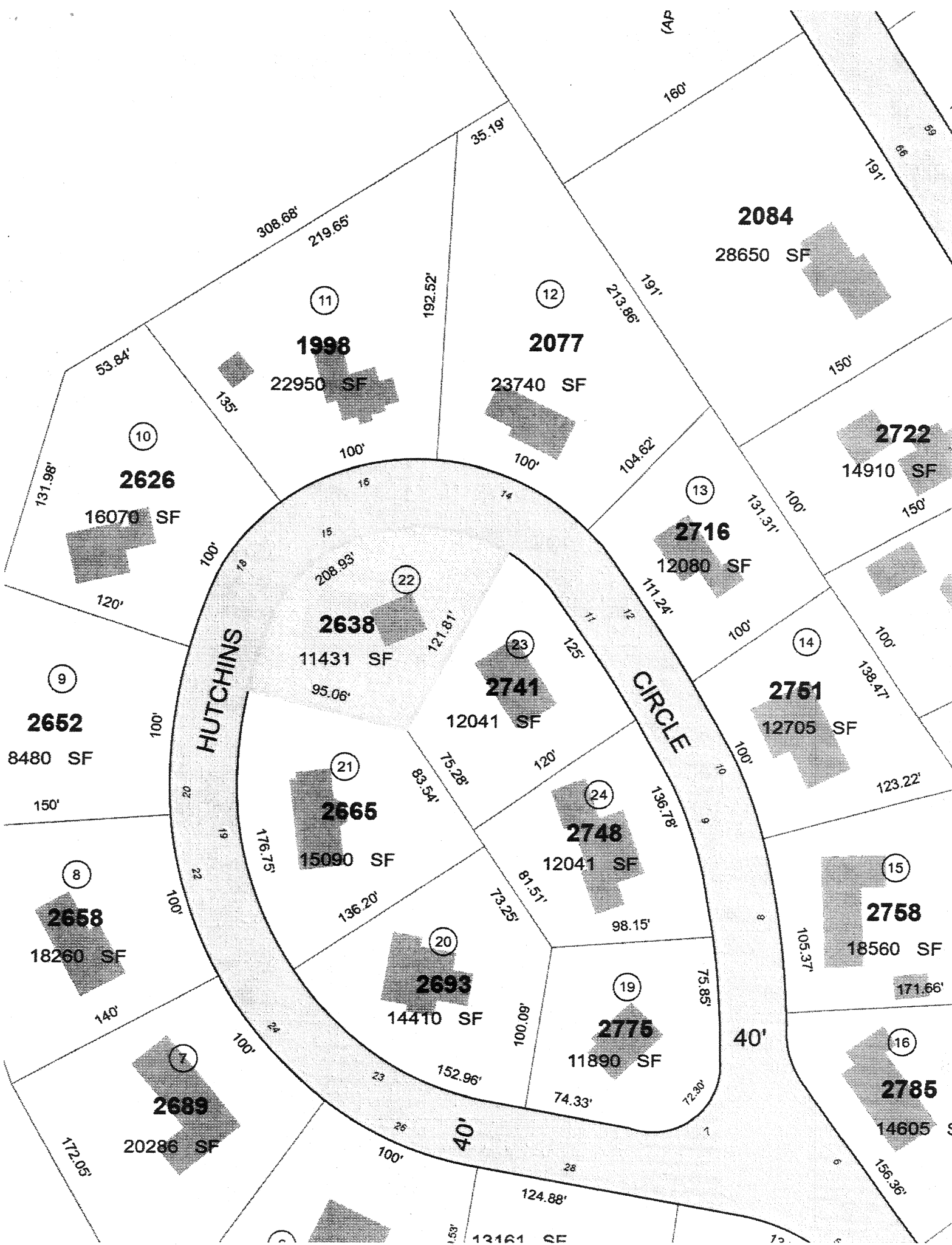
Narrative Description of Property

This property contains 0.262 acres of land mainly classified as ONE FAM with a(n) CAPE style building, built about 1948 , having VINYL exterior and ASPHALT roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images

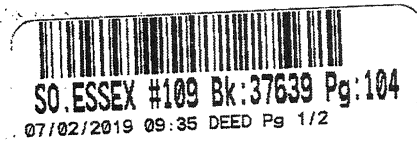


Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



2 ME

105



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.

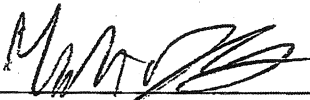
We, **Mark T. Doherty and Kayla A. Doherty**, being married, hereby voluntarily release any and all rights of homestead we may have in and to the within described premises, as

Property Address: 15 Hutchins Circle, Lynnfield, MA 01940

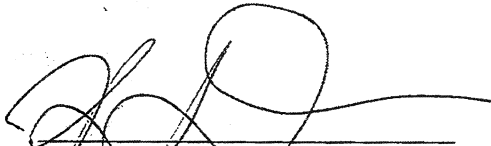
set forth in M.G.L. Chapter 188, and certify under the pains and penalties of perjury that there are no other persons entitled to any homestead rights in said premises.

For Grantors' title, see deed recorded in Essex South Registry of Deeds in Book 35986, Page 2.

Witness our hand and seal this 2nd day of July, 2019.



Mark T. Doherty

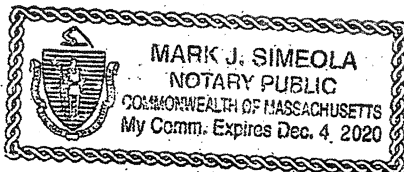


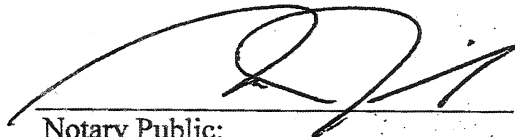
Kayla A. Doherty

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 2nd day of July, 2019, before me, the undersigned notary public, personally appeared Mark T. Doherty and Kayla A. Doherty, who proved to me through satisfactory evidence of identification, which were MA 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, and it is their free act and deed, Before me.





Notary Public:
My Commission Expires:

