

24-2

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Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS

TOWN CLERKS OFFICE
LYNNFIELD, MA

Name of Petitioner: Timothy J. Doyle on behalf of Francis G. Lopilato

Address: 26 Main Street, Third Floor, Lynnfield, MA 01940

Address of Property which is the subject of the
Petition: 2 Edward Avenue

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 construct a pergola.

_____ | |
| <input type="checkbox"/> | D. Other (specify)

_____ | |

2. Specify Zoning Bylaw Sections(s) from which you desire relief:
5.5 Nonconforming single and two-family residential structures
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: 10,468 square feet, street frontage 114.63 feet
B. District Zone (see Bylaws) Single Residence B

Deed Record: Registry of Deeds Essex
Southern District, Book 38594 Page 94 (see
tax bill) Or Land Court _____,
Book _____ Certificate _____
Map 32 Parcel 2814

4. Ownership

A. Name, Address of Owner(s)

Francis G. Lopilato, 2 Edward Avenue, Lynnfield MA 01940


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 26 Main St, Third Floor
Town/City Lynnfield State MA Phone No. 781-245-1127
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 _____



MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 06/09/2020 11:36 AM
ID: 1366815 Doc# 20200609002120
Fee: \$3,078.00 Cons: \$675,000.00

Quitclaim Deed

We, Edward D. Banks and Christine M. Banks, husband and wife, of Lynnfield, Essex County, Massachusetts

For Consideration of SIX HUNDRED SEVENTY-FIVE THOUSAND DOLLARS AND NO CENTS (\$675,000.00) paid

Grant to Francis G. LoPilato, Individually, now of 2 Edward Avenue, Lynnfield, Essex County, Commonwealth of Massachusetts

With Quitclaim Covenants

The land with all buildings thereon at 2 Edward Avenue, Lynnfield, Essex County, Massachusetts, being shown as Lot 2 on a plan made by Dana F. Perkins, Civil Engineer, dated January 1, 1942 and recorded in Essex South District Registry of Deeds in Plan Book 74, Plan 73. Said parcel is bounded and described as follows:

SOUTHWESTERLY by Edward Avenue, one hundred fourteen and 63/100 (114.63) feet;

NORTHWESTERLY by Lot 50 on said plan, sixty-five and 33/100 (65.33) feet;

NORTHEASTERLY by Lot 3 on said plan, one hundred seventeen and 83/100 (117.83) feet;

SOUTHEASTERLY by Main Street, sixty-three and 15/100 (63.15) feet; and

SOUTHERLY by a curved line forming the junction of said Main Street and Edward Avenue, forty-eight and 73/100 (48.73) feet.

Containing 10,468 square feet of land, according to said plan.

Subject to easement to Lynn Gas and Electric Company recorded with said Deeds in Book 3492, Page 197.

Grantors hereby release all rights of homestead and all other interests therein and further state under the pains and penalties of perjury that no other person or entity is entitled to an estate of homestead in and to the property.

Meaning and intending to convey the same premises conveyed to us by deed of William J. Mallett and Julie A. Mallett dated July 1, 2015 and recorded in the Essex South District Registry of Deeds in Book 34189, Page 398.

Property Address: 2 Edward Avenue, Lynnfield, MA

Executed as a sealed instrument this 7th day of June, 2020

[Signature]
Edward D. Banks

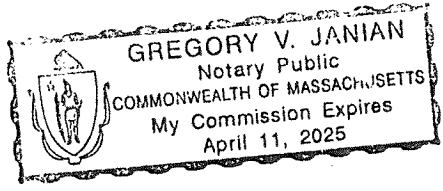
[Signature]
Christine M. Banks

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

June 7th, 2020

On this 7th day of June, 2020, before me, the undersigned notary public, personally appeared, Edward D. Banks and Christine M. Banks, proved to me through satisfactory evidence of identification, which were [Signature] to be the person whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge.



[Signature]
Notary Public
My Commission Expires 4-11-25