

TOWN OF BOXFORD, MASSACHUSETTS

NOTICE #938

ZONING BOARD OF APPEALS

September 22, 2014

Notice is hereby given that the Zoning Board of Appeals will hold a public hearing at the Town Hall, Meeting Room #1, 7A Spofford Road, Boxford, MA 01921 on Thursday, **October 23, 2014** at 7:30 p.m. or such other time when reached on the agenda as posted to all parties interested in the application of **Natale N. Arena** requesting a **Special Permit** to erect two car attached garage to an existing two car garage pursuant to ZBL 196-13 B (11)(h) of the zoning bylaw for the premises located at **1 Hemlock Road, Assessors Map 25, Block 01, Lot 16**. Plans are available for review at the Zoning Board of Appeals office at Town Hall Mon-Thurs from 8 am until 4 pm.

By Order of the Zoning Board of Appeals,

Paula Lia Fitzsimmons, Chair

Please note: The Boxford Planning Board will be reviewing this filing at the October 15, 2014 meeting. This meeting will take place at 7:30pm in Meeting Room #1 at Town Hall, please refer to the Planning Board agenda for exact time. The agenda can be viewed online at www.town.boxford.ma.us



Boxford Zoning Board of Appeals
Public Hearing Application

(ZONING BOARD USE ONLY)
ZBA CASE # 9-38
PUBLIC HEARING DATE 10-23-14

(TOWN CLERK STAMP ONLY)
Received and Filed at Town Clerk's
Office, Boxford, Massachusetts
on 9/22/14 by K. Clum
2:14 pm

1. Information of Project Applicant and Property Owner

Applicant Name NATALE N. ARENA
Street Address 1 HEMLOCK ROAD
Town/City BOXFORD, State MA
Telephone Number 978. 846. 5715
Property Owner Name NATALE & THERESA ARENA
Address 1 HEMLOCK ROAD
Town/City BOXFORD, State MA
Telephone Number 978. 846. 5715

FILING FEE

- \$200.00 special permit/appeal
- \$250.00 variance

40b COMPREHENSIVE

- \$500.00 plus \$50.00 per individual unit
- \$250.00 plus \$25.00 per individual unit for Local Initiative Program

2. Property Location of this Application

Street Address 1 HEMLOCK RD, BOXFORD, MA Map 25 Block 1 Lot 16
Deed to the Property Book 9269 Page 521 Date 8/4/14 (or registered in Land Registry District)
Certificate No. Book 33472 Page 437 Date _____
Land Court Plan No. Book 84 Page 73 Date _____

3. Purpose of Applicant and Description of Project

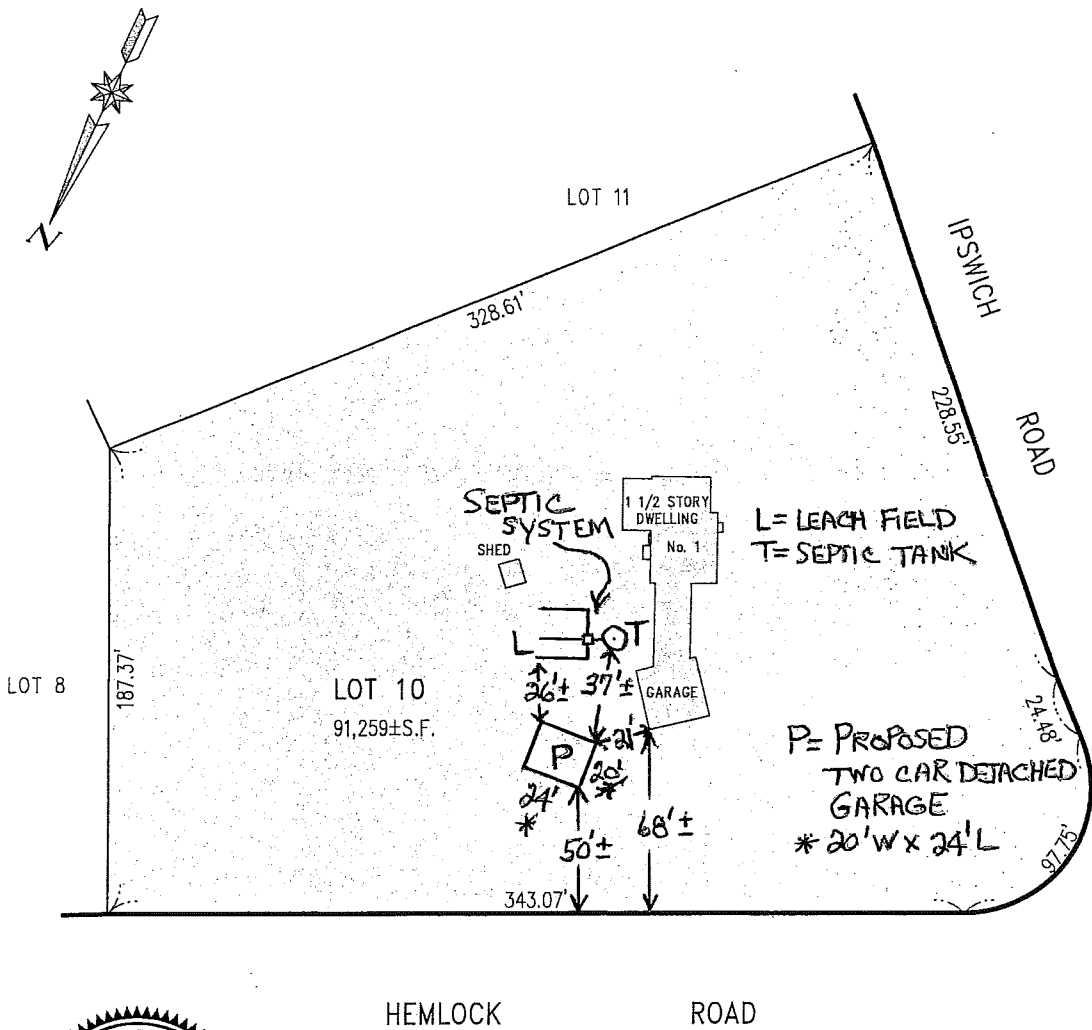
CHAPTER 196-13 B (11) (h)

Purpose of Application: Special Permit Variance Appeal of Building Inspector Comprehensive

Applicable Section(s) of Boxford Zoning Bylaw _____

Reason for Request and Description of Project ERECT TWO CAR ATTACHED GARAGE FOR ADDITIONAL VEHICLE STORAGE.

SEE OTHER SIDE

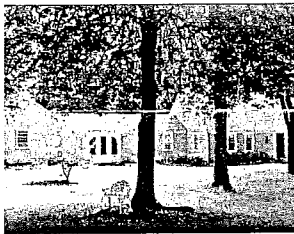


John S. Lauretani

**MORTGAGE LENDER
USE ONLY**

plotplans.com

DES LAURIERS & ASSOCIATES, INC.
101 CONSTITUTION BLVD, SUITE D
FRANKLIN, MA 02038
(800)287-8800 FAX: (508)528-4011



MORTGAGE INSPECTION PLAN

ADDRESS: 1 HEMLOCK ROAD, BOXFORD, MA

LENDER: _____

ATTORNEY: A. JUSTIN MCCARTHY

OWNER: MARIANNE G. STRONG

APPLICANT: NATALE N. & THERESA I. ARENA

DATE: 8/4/2014 SCALE: 1"=60' COUNTY: ESSEX

UNREGISTERED LAND

DEED BOOK: 9269 PAGE: 521

PLAN BOOK: 84 PAGE: 73 LOT(S): 10

PLAN NUMBER: _____ OF _____

REGISTERED LAND CERTIFICATE OF TITLE:

REGISTRATION BOOK: _____ PAGE: _____

PLAN NUMBER: _____ LOT(S): _____

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO DWELLING SITUATED ON THIS LOT EXCEPT AS STATED ON THE DEED OF RECORD SHOWN.

THE LOCATION OF THE DWELLING AS SHOWN HEREON EITHER WAS IN COMPLIANCE WITH THE LOCAL ZONING BY-LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY), OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAPTER 40A, SECTION 7.

ASSESSORS MAP: _____
BLOCK: _____ LOT: _____

FLOOD HAZARD INFO.:
ZONE: X DATED: 7/3/2012
COMMUNITY PANEL: 250078 0261F

THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE, EXCEPT AS MAY BE INDICATED.

GENERAL NOTES: (1) THE DECLARATIONS MADE ABOVE ARE ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF AS THE RESULT OF A MORTGAGE INSPECTION TAPE SURVEY, NOT THE RESULT OF AN INSTRUMENT SURVEY MADE TO THE NORMAL STANDARD OF CARE OF REGISTERED LAND SURVEYORS PRACTICING IN MASSACHUSETTS. (2) DECLARATIONS ARE MADE TO THE ABOVE NAMED CLIENT ONLY AS OF THIS DATE. (3) THIS PLAN WAS NOT MADE FOR RECORDING PURPOSES, FOR USE IN PREPARING DEED DESCRIPTIONS OR FOR CONSTRUCTION. (4) VERIFICATIONS OF PROPERTY LINE DIMENSIONS, BUILDING OFFSETS, FENCES, OR LOT CONFIGURATION MAY BE ACCOMPLISHED BY AN ACCURATE INSTRUMENT SURVEY. (5) NO RESPONSIBILITY IS ASSUMED HEREIN TO THE LAND OWNER OR OCCUPANT.