



# TOWN OF TOPSFIELD

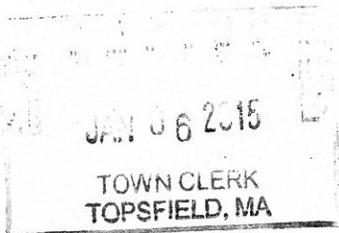
## ZONING BOARD OF APPEALS

8 West Common Street, Topsfield, Massachusetts 01983

### ZONING BOARD OF APPEALS

### APPLICATION FORM A

### APPLICATION FEE \$200



#### ZONING BOARD OF APPEALS APPLICATION GUIDELINES:

- Questions regarding the application should be directed to the Community Development Coordinator, Chairman of the ZBA or Inspector of Buildings.
- See Inspector of Buildings for permit denial.
- Procure an application from the Community Development Coordinator, Inspector of Buildings or Town Clerk
- See Assessor's Office for Abutters' List.
- File with the Town Clerk. "Each application for a special permit shall be filed by the petitioner with the town clerk and a copy of said application, including the date and time of filing certified by the town clerk, shall be filed forthwith by the petitioner with the special permit granting authority." (M.G.L. Chapter 40A, Section 9)
- The petitioner, after filing with the Town Clerk, files the granting authority's copies with the Community Development Coordinator who receives application for the permit granting authority, in this case the Zoning Board of Appeals.

Roberta M. Knight  
Community Development Coordinator  
Town Hall  
978-887-1504  
rknight@topsfeld-ma.gov

# Application for Zoning Relief

## Form A

Before you file this application, it is necessary that you be familiar with the requirements for filing plans and other materials in support of this application as specified in the Topsfield Zoning Bylaws and the Topsfield Zoning Board of Appeals Rules and Procedures that are available from the Town Clerk.

Incomplete applications will not be considered unless waivers are previously obtained from the Zoning Board of Appeals

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### BOARD USE ONLY

Date Filed:

Date Action Due

Public Hearing:

Decision:

Revised Form Date: 04/26/2011

NATURE OF APPLICATION:

- Petition for Special Permit pursuant to Article 3, Section 3.05 of the Zoning Bylaw.
- Petition for Finding pursuant to Article     , Section      of the Bylaw.
- Petition for a Variance from Article     , Section     , of the Zoning Bylaw.
- Petition for Site Plan Review pursuant to Article IX of the Zoning Bylaw (and the Guidelines and Performance Standards for Activities Subject to the Provisions of Article IX of the Topsfield Zoning Bylaw; and Supplement Form C for submitted requirements and formats).
- Petition for a Comprehensive Permit pursuant to G.L.c. 40B, Section 20-23.
- Appeal from the decision dated      of the Building Inspector or others pursuant to L.L. c. 40A, Section 15.

DESCRIPTION OF APPLICANT:

- a. Name Maureen + Randy Sabino
- b. Address 9 Wildes Rd, Topsfield MA
- c. Phone Number 978-887-8441  
randy@nii.net
- d. Interest in Premises (e.g., owner, tenant, prospective purchaser, etc.) owner  
(Attach copy of lease and/or letter of authorization from owner, if applicable)

DESCRIPTION OF PREMISES:

- a. Assessor's Map 19, Lot(s) 58, Zoning District IRA
- b. Location of Premises (number and street) 377 Boston Street
- c. Name and address of legal owner (if different from Applicant)
- d. Deed to the Premises recorded at (if known):  
 Essex South District Registry of Deeds, Book 33040 Page 642  
 Essex South Registry District of the Land Court, Certificate Number
- e. Prior zoning decisions affecting the Premises (if any):  
Date of Decision      Name of Applicant       
Nature of Decision
- f. Present use of the Premises single family residence
- g. Present structures conform to current Zoning Bylaw.      Yes  No. If no, in what respect does it not conform. lot street frontage as well as side yard setback

PROPOSAL (attach additional sheets if necessary):

- a. General Description:  
Add two car attached garage on face of home. Rebuild existing detached garage on front property as the building hasn't been maintained over the years and add a small staircase area to access second floor. Topsfield Zoning Board of Appeals truss, called attic truss. Also expand sun room area to increase kitchen.

b. If proposal is for construction or alteration of an existing structure, please state:

	FRONT	REAR	SIDE(S)
1. Setbacks required per bylaw	<u>20'</u>	<u>40'</u>	<u>15' 15'</u>
2. Existing setbacks	<u>20'</u>	<u>40'+</u>	<u>5' 15'</u>
3. Setbacks proposed	<u>20'</u>	<u>40'+</u>	<u>5' 15'</u>

	FRONTAGE	AREA
4. Frontage and area required by bylaw	<u>150'</u>	<u>40,000</u>
5. Existing frontage (s) and area	<u>100'</u>	<u>40,000 +</u>
6. Frontage (s) and area proposed	<u>100'</u>	<u>40,000 +</u>

	FEET	STORIES
7. Existing Height	<u>30'</u>	<u>1</u>
8. Height proposed	<u>30'</u>	<u>1</u>

c. Other town, state or federal permits or licenses required, if any:

N/A

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**NECESSARY ACCOMPANYING DATA:**

It is required that every application be accompanied by appropriate supporting data. Failure to submit appropriate and complete data could result in delay and/or denial of application for zoning relief. Place a check next to the applicable accompanying supporting data:

Variance of Special Permit Applications:  
 (See Zoning Board of Appeals Rules and Procedures Section III)  
 All required supporting data attached  Yes  No

Site Plan Review Applications:  
 (See Town of Topsfield Zoning Bylaw, Article IX, Section 9.05. See also Guidelines and Performance Standards for Activities Subject to the Provisions of Article IX of the Topsfield Zoning Bylaw)  
 All required supporting data attached  Yes  No

Comprehensive Permit Applications:  
 (See G.L.c. 40B, Sections 20-23)  
 All required supporting data attached  Yes  No

Appeals from decisions of Building Inspector or Others:  
 (See Zoning Board of Appeals Rules and Procedures, Section III (1) (e))  
 All required supporting data attached  Yes  No

If all required supporting data is not attached, why not:

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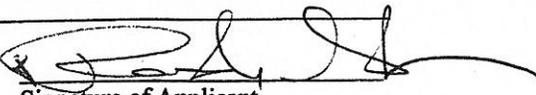


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1/5/2015  
 Date

  
 Signature of Applicant



# Town of Topsfield

8 West Common Street

Topsfield, MA 01983

INSPECTIONAL SERVICES  
DEPARTMENT

## PERMIT DENIAL

NAME: **Randy Sabino**

ADDRESS: **9 Wildes Rd. Topsfield, MA 01983**

LOCATION: **377 Boston Street**

ZONING DISTRICT: **IRA**

PERMIT REQUESTED FOR: **Building renovations and additions**

THIS DENIAL IS BASED ON THE NEED FOR AN APPROVAL FROM THE:

**ZONING BOARD OF APPEALS**

**PLANNING BOARD**

**BOARD OF SELECTMEN.**

FOR A:

**VARIANCE**

**FINDING**

**SPECIAL PERMIT**

- Lot Area     Lot Frontage     Building Height     Lot Coverage  
 Front Yard     Side Yard     Rear Yard     Parking     Open Space  
 Sign (size, height, location)     Expansion of Non-Conforming Use  
 Change in Non-Conforming Use     Additional Principal Building  
 Other

ZONING REQUIREMENT:

PROPOSED:

Date Permit Denied **12/30/2014**

Inspector of Buildings  
Zoning Enforcement Officer

**TOWN OF TOPSFIELD, MA  
ZONING BOARD OF APPEALS**

Application Supplement Form B

Attach to this form a copy of the Assessor's map (scale 1" equals 200') showing the property and all other properties and roadways within 300 feet of any portion of the property. Also, show the lot number and lot owner's name on each lot within the 300'.

List below the lot owner names and mailing addresses as shown in the Assessors' records, beginning with the property of the Applicant (locus).

Applicant's Name, Mailing Address: Bandy Sabino

Telephone No. 978 204 .1482

Locus: 377 Boston ST

19-58

Map	Block	Location	Owner	(If different from location) Mailing Address
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SEE ATTACHED LIST

If needed, attach additional sheets.

Assessor's Certification

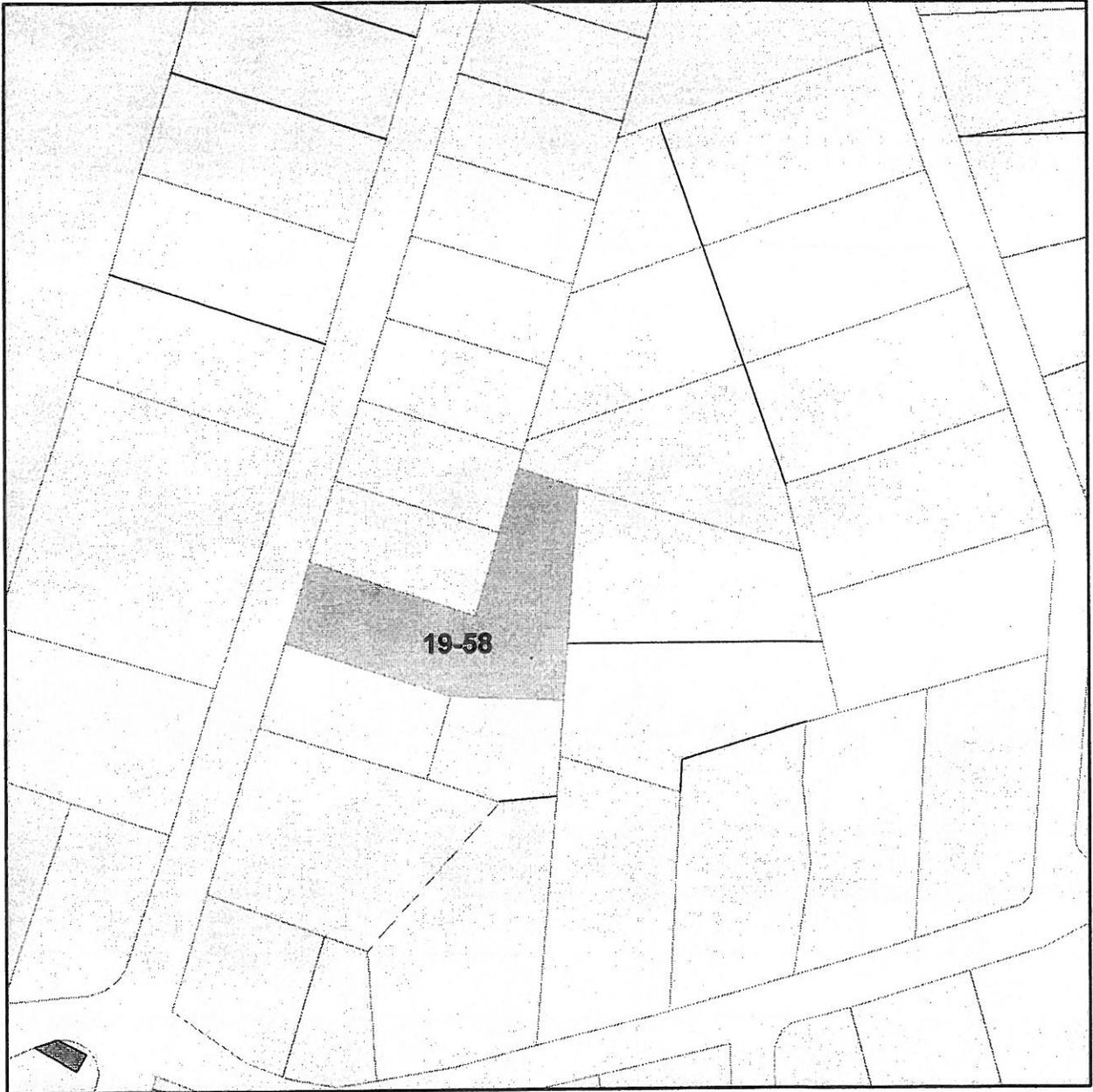
To the Topsfield Zoning Board of Appeals:

This is to certify that, at the time of the last assessment for taxation made by the Town of Topsfield, the names and mailing addresses of the parties assessed as owners of land within 300' of the parcel of land shown in the attached sketch were as listed.

Authorized Signature  
Assessors' Office Franklin M. Greus

Date of Verification January 5, 2015

19-58 377 BOSTON ST



GEOGRAPHIC INFORMATION SYSTEM  
VISION APPRAISAL TECHNOLOGY



ABUTTER'S LIST WITHIN 300' OF 19-58 377 BOSTON ST FOR ZONING BOARD OF APPEALS  
TOPSFIELD, MA

Map	Block	Lot	Lot st	Street Name	Owner's Name	Co-Owner's Name	Mailing Address	City	St Zip
19	1	376	BOSTON ST	EBSCO INDUSTRIES INC			5724 HIGHWAY 280 EAST	BIRMINGHAM	AL 35242
19	2	382	BOSTON ST	SURREY VILLAGE DEVELOPMENT COR			447 BOSTON ST	TOPSFIELD	MA 01983 ✓
19	3	387	BOSTON ST	BISHOP DEXTER A	BISHOP JANICE P		387 BOSTON ST	TOPSFIELD	MA 01983 ✓
19	4	385	BOSTON ST	LAMKIN WILLIAM A	DERICE RODENE A		385 BOSTON ST	TOPSFIELD	MA 01983 ✓
19	5	383	BOSTON ST	ELDRIDGE DONALD R	ELDRIDGE JUDITH L		383 BOSTON ST	TOPSFIELD	MA 01983 ✓
19	56	381	BOSTON ST	FORTENBACHER DONALD V	LO ANGELA		381 BOSTON ST	TOPSFIELD	MA 01983 ✓
19	57	379	BOSTON ST	BEARD DEREK J			379 BOSTON ST	TOPSFIELD	MA 01983 ✓
19	58	377	BOSTON ST	SABINO RANDY	SABINO MAUREEN		377 BOSTON ST	TOPSFIELD	MA 01970 ✓
19	59	8	CANTERBURY HILL RD	STOTT CHESTER W & GRETCHEN L TRS			8 CANTERBURY HILL RD	TOPSFIELD	MA 01983 ✓
19	60	10	CANTERBURY HILL RD	HARLOR ADAM	C & G REALTY TR		10 CANTERBURY HILL RD	TOPSFIELD	MA 01983 ✓
19	61	14	CANTERBURY HILL RD	DEFRONZO THOMAS J	HARLOR KATHLEEN		14 CANTERBURY HILL RD	TOPSFIELD	MA 01983 ✓
19	62	16	CANTERBURY HILL RD	SIWAK MARTY	DEFRONZO SUSAN M		16 CANTERBURY HILL RD	TOPSFIELD	MA 01983 ✓
19	63	20	CANTERBURY HILL RD	WIKTOROWSKI JERRY A	WIKTOROWSKI ALICE B		20 CANTERBURY HILL RD	TOPSFIELD	MA 01983 ✓
26	11	368	BOSTON ST	SKEFF'S INC	C/O RICHARD SKEFFINGTON		PO BOX 185	ROCKWOOD	ME 04478 ✓
26	12	374	BOSTON ST	KNOWLES STEPHEN E TR	374 BOSTON ST TOPSFIELD REALTY TR		21 LONG HILL RD	BOXFORD	MA 01921 ✓
26	13	375	BOSTON ST	SABINO ROY TR OAK HILL TR	C/O REMAX VILLAGE PROPERTIES		375 BOSTON ST	TOPSFIELD	MA 01983 ✓
26	14	371	BOSTON ST	SABINO RANDY	SABINO MAUREEN		447 BOSTON ST SUITE 4	TOPSFIELD	MA 01983 ✓
26	17	130	IPSWICH RD	SABINO RANDY			9 WILDES ROAD	TOPSFIELD	MA 01983 ✓
26	18	134	IPSWICH RD	TURPEL JEFFREY R	TURPEL ALISON E		134 IPSWICH RD	TOPSFIELD	MA 01983 ✓
26	19	136	IPSWICH RD	HARUBIN KENNETH A	HARUBIN THEDA		136 IPSWICH RD	TOPSFIELD	MA 01983 ✓
26	20	140	IPSWICH RD	SMITH MARTIN F			140 IPSWICH RD	TOPSFIELD	MA 01983 ✓