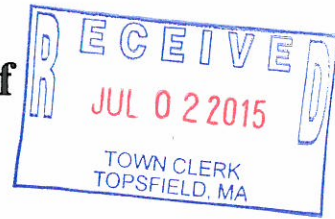


Application for Zoning Relief

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

.....

BOARD USE ONLY

Date Filed:

Date Action Due

Public Hearing:

Decision:

Revised Form Date: 04/26/2011



INSPECTIONAL SERVICES
DEPARTMENT

Town of Topsfield
8 West Common Street
Topsfield, MA 01983

PERMIT DENIAL

NAME: **Foti Qirjazi**

ADDRESS: **14 Maple Street**

LOCATION: **53 Main Street**

ZONING DISTRICT: **BV**

PERMIT REQUESTED FOR: **Adding walls and a trussed roof**

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**

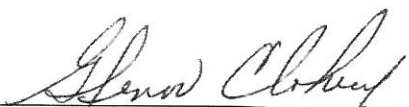
☒ **Lot Area** ☒ **Lot Frontage** ☐ **Building Height** ☐ **Lot Coverage**
☐ **Front Yard** ☐ **Side Yard** ☐ **Rear Yard** ☐ **Parking** ☐ **Open Space**
☐ **Sign (size, height, location)** ☐ **Expansion of Non-Conforming Use**
☐ **Change in Non-Conforming Use** ☐ **Additional Principal Building**

☒ **Other** **Finding required because of non-conforming lot.**

ZONING REQUIREMENT:

PROPOSED:

Date Permit Denied **6/30/15**



Inspector of Buildings
Zoning Enforcement Officer

NATURE OF APPLICATION:

- ☐ Petition for Special Permit pursuant to Article ____, Section ____ of the Zoning Bylaw.
☒ Petition for Finding pursuant to Article III, Section 3.05 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 Foti Qirjazi
 b. Address 14 Maple St Topsfield MA
 c. Phone Number 978 500 2452 (cell)
 d. Interest in Premises (e.g., owner, tenant, prospective purchaser, etc.) _____
 (Attach copy of lease and/or letter of authorization from owner, if applicable)

DESCRIPTION OF PREMISES:

- a. Assessor's Map 41, Lot(s) 28, Zoning District B-2
 b. Location of Premises (number and street) 53 Main St Topsfield
 c. Name and address of legal owner (if different from Applicant) Same
 d. Deed to the Premises recorded at (if known):
☒ Essex South District Registry of Deeds, Book 26106 Page 137
☐ 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 Topsfield Dry Cleaners 1st floor
2nd floor is unfinished
 g. Present structures conform to current Zoning Bylaw. Yes ☒ No ☐ If no, in what respect does it not conform. 4.2 feet right side lot line

PROPOSAL (attach additional sheets if necessary):

- a. General Description:
Adding walls and a trussed roof
for increase space for Topsfield Cleaners.

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

	FRONT	REAR	SIDE(S)
1. Setbacks required per bylaw	<u>40.00</u>	<u>30.00</u>	<u>30.00</u>
2. Existing setbacks	<u>89.90</u>	<u>79.10</u>	<u>13.20</u>
3. Setbacks proposed	<u>89.90</u>	<u>79.10</u>	<u>13.20</u>
			<i>4.2 to lot line on right side</i>
	FRONTAGE	AREA	
4. Frontage and area required by bylaw	<u>100</u>	<u>20,000</u>	
5. Existing frontage (s) and area	<u>65.83</u>	<u>11,949</u>	
6. Frontage (s) and area proposed	<u>65.83</u>	<u>11,949</u>	
	FEET	STORIES	
7. Existing Height	<u>26.10</u>	<u>2</u>	
8. Height proposed	<u>30.00</u>	<u>2</u>	

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

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:

Planning & ZBA Files

7/2/15
Date

Fati Qirjani
Signature of Applicant

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: FOTI QIRJAZI

14 Maple St Topsfield, MA.
Telephone No. 978 500 - 2452

Locus: 41-28 - 53 Main Street

<u>Map</u>	<u>Block</u>	<u>Location</u>	<u>Owner</u>	<small>(If different from location)</small> <u>Mailing Address</u>
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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 Pauline M. Traus

Date of Verification 7/1/15

ABUTTERS LIST FOR 41-28 53 MAIN STREET WITHIN 300' FOR ZBA
TOPSFIELD, MA

Owner/CHR(39) Name	Co grantee's Name	Mailing Address	City	St Zip
MAHONEY MICHAEL E	MAHONEY MARY	17 HIGH ST	TOPSFIELD	MA 01983
PETRILLO SUSAN	SCHICKLING CHRISTIAN	21 HIGH ST	TOPSFIELD	MA 01983
CROCKER DEBORAH A		23 HIGH ST	TOPSFIELD	MA 01983
TOWN OF TOPSFIELD	FIRE DEPT	8 WEST COMMON ST	TOPSFIELD	MA 01983
TOPSFIELD VILLAGE SHOPPING	CENTRE INC	50 BROAD ST	SALEM	MA 01970
TOPSFIELD MAC REALTY TRUST LLC		35 MAIN ST	TOPSFIELD	MA 01983
57 Main St LLC	RAMSEY RONALD E RAMSEY JEAN L	37 MAIN STREET	TOPSFIELD	MA 01983
RAMSEY RONALD E	RAMSEY JEAN L	37 MAIN ST - #1	TOPSFIELD	MA 01983
MAHONEY PATRICK M		37 MAIN ST - #2	TOPSFIELD	MA 01983
AMES MATTHEW H F	AMES JENNIFER P	30 HARRISON STREET	READING	MA 01867
THOMPSON RICHARD E & CARON JUDITH H	APPLETON ASSOCIATES C/O THOMPSON R	37 MAIN ST	TOPSFIELD	MA 01983
SMITH SIV AND GRENIER ALAN L TRS	ROEDER REALTY TRUST	36 WARREN ST	NEWPORT TOPSFIELD	MA 01950
HUTT EDEN A	COCHRANE J A & COCHRANE KEVIN	PO BOX 291	TOPSFIELD	MA 01983
THOMPSON RICHARD E & CARON JUDITH H	APPLETON ASSOCIATES C/O THOMPSON R	435 NEWBURY ST	DANVERS	MA 01923
QIRAZI FOTAO TR	53 MAIN STREET REALTY TR	50 MAIN ST	TOPSFIELD	MA 01983
LAWTON EDMUND S TR	SHIELDS ASSOCIATES NOMINEE TR	PO BOX 291	TOPSFIELD	MA 01983
THOMPSON EDWIN A JR TRUSTEE	C/O RICHARD THOMPSON	14 MAPLE ST	TOPSFIELD	MA 01983
CABINET MAKERS LLC		54 MAIN ST	TOPSFIELD	MA 01983
CABINET MAKERS LLC		55 MAIN ST	TOPSFIELD	MA 01983
58 MAIN STREET CONDOMINIUM		57 MAIN ST	TOPSFIELD	MA 01983
ESSEX REALTY PARTNERS		58 MAIN ST	TOPSFIELD	MA 01983
WALKER PARTNERS LLC		58 MAIN ST	TOPSFIELD	MA 01983
EDMOND R LECCLAIR BUILDERS INC	PROCTOR SCHOOL	58 MAIN ST UNIT 2	TOPSFIELD	MA 01983
TOWN OF TOPSFIELD	COMMONS - PARK	16 LAUREL HOLLOW RD	BOXFORD	MA 01921
TOWN OF TOPSFIELD		60 MAIN ST	TOPSFIELD	MA 01983
JAMES S PRICE INC	C/O FRANK IOVANELLA	8 WEST COMMON ST	TOPSFIELD	MA 01983
RILEY CATHLEEN E TR	G T MAUI REALTY TR	23 AARON DR	TOPSFIELD	MA 01983
TOPSFIELD BOXFORD	COMMUNITY CLUB	372 MAIN ST	AMESBURY	MA 01913
TOWN OF TOPSFIELD	LIBRARY	7 SCHOOL AVE	TOPSFIELD	MA 01983
TOWN OF TOPSFIELD	TOWN HALL	1 SOUTH COMMON ST	TOPSFIELD	MA 01983
TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA 01983

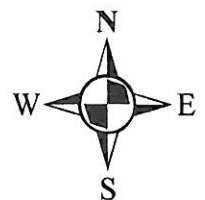
ers Circle Partners LLC
7 Grove St

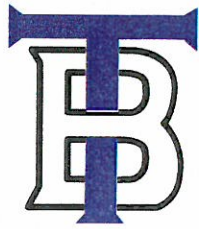
41-28 53 MAIN ST



GEOGRAPHIC INFORMATION SYSTEM

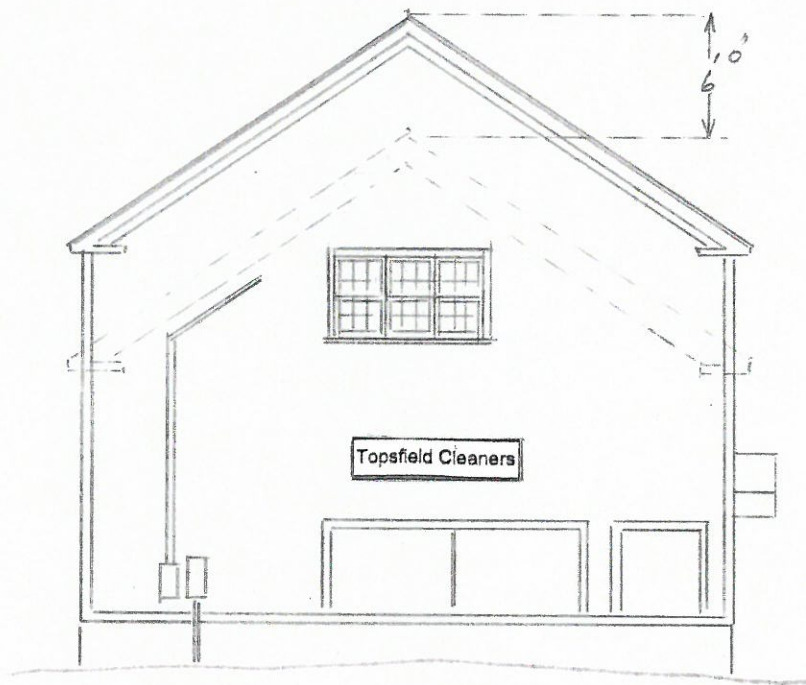
VISION APPRAISAL TECHNOLOGY





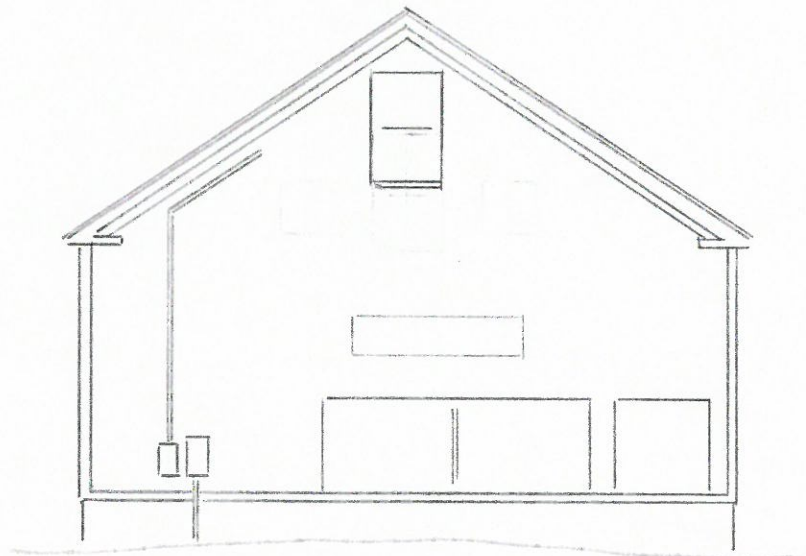
TALLAKSEN BUILDERS

DESIGN/BUILD
179 WASHINGTON STREET
TOPSFIELD, MA 01983
PH. 887-3386



Proposed

53 R MAIN ST.



Existing