



Issue Date: 04/26/2011

NATURE OF APPLICATION:

- \_\_\_\_ Petition for Special Permit pursuant to Article \_\_\_\_, Section \_\_\_\_ of the Zoning Bylaw.
- \_\_\_\_ Petition for Finding pursuant to Article \_\_\_\_, Section \_\_\_\_ of the Bylaw.
- ☒ Petition for a Variance from Article 4, Section 4.02 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 Robert McGlaufflin
- b. Address 18 Glen Rd Topsfield
- c. Phone Number 978-500-0487
- 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 40, Lot(s) \_\_\_\_\_, Zoning District CR
- b. Location of Premises (number and street) 18 Glen Rd Topsfield
- 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 \_\_\_\_\_ Page \_\_\_\_\_  
\_\_\_\_ 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 \_\_\_\_\_
- g. Present structures conform to current Zoning Bylaw. ☒ Yes \_\_\_\_\_ No. If no, in what respect does it not conform. \_\_\_\_\_

PROPOSAL (attach additional sheets if necessary):

- a. General Description: Requesting variance from 20' setback to 13' for one corner of proposed garage addition as shown on attached plans.

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>          </u>	<u>          </u>
2. Existing setbacks	<u>20'</u>	<u>No Change</u>	<u>          </u>
3. Setbacks proposed	<u>13'</u>	<u>          </u>	<u>          </u>

	FRONTAGE	AREA
4. Frontage and area required by bylaw	<u>          </u>	<u>          </u>
5. Existing frontage (s) and area	<u>          </u>	<u>          </u>
6. Frontage (s) and area proposed	<u>          </u>	<u>          </u>

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

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

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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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Date

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:** \_\_\_\_\_

**Telephone No.** \_\_\_\_\_

**Locus:** \_\_\_\_\_

Map	Block	Location	Owner	<i>(If different from location)</i> <u>Mailing Address</u>

**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 \_\_\_\_\_

Date of Verification \_\_\_\_\_

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

**Application Supplement Form C  
Site Plan Review Submittal Requirements & Formats**

**Submittal Distribution Requirements and Formats:**

1. An applicant shall file with the Town Clerk copies of all required documents in the quantities and forms as outlined below. The Clerk's copy of the required documents shall be kept on file by the Town Clerk for the duration of the permitting process and the remaining copies shall be distributed immediately by the Town Clerk to the following:

	Plan
Town Clerk	1
Granting Authority *	7
Granting Authority electronic	1
Reviewing Engineer	1
Conservation Commission	1
Public Works Department (Water & Highway)	1
Board of Health**	1
Historical Commission**	1
Building Inspector**	1
Fire Department**	1
Police Department**	1
Tree Warden**	1
Planning Board or Board of Appeals if not the Granting Authority **	1

\* Two full size and five reduced size (11" x 17")

\*\* Reduced size plans (11" x 17" ) are acceptable

Additional copies of any and all documents shall be furnished if requested by the Granting Authority or any other Board, Commission or Department.

2. An electronic copy of all documents shall be submitted to the Granting Authority, formatted in a single paginated PDF file with descriptive bookmarks for each plan set and for each document on either a CD or DVD disc.
3. An electronic copy of the final plans with same format as in section "4.11.2." above, and a full size hard copy of said plans showing the Signatures of the Granting Authority and date of approval shall be submitted to the Granting Authority.

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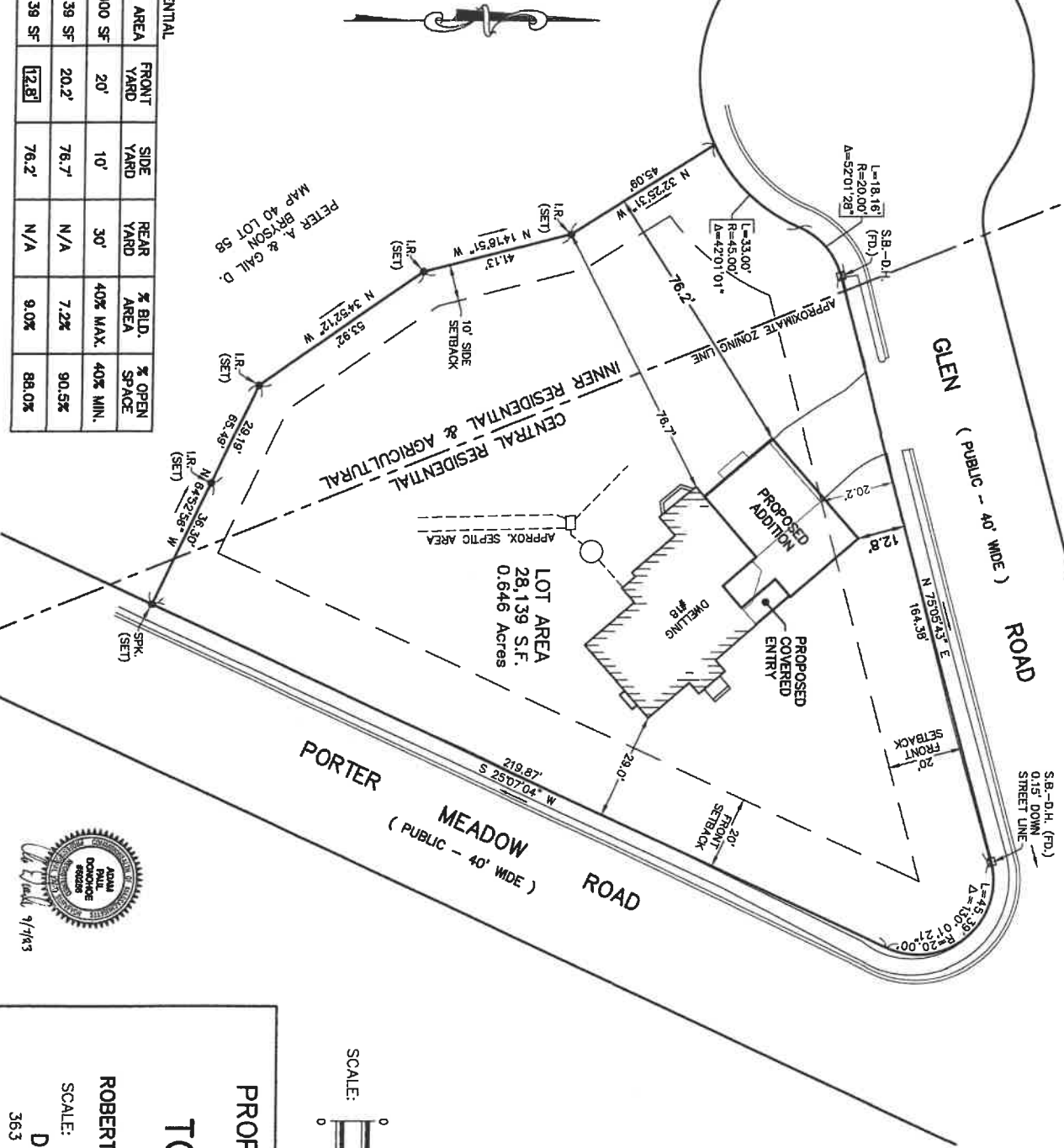
**SUMMARY:**

\* Granting Authority: **(2) Full Scale, (5) Reduced Size 11 x 17**  
 Town Clerk, Review Engineer, Conservation, Public Works: **Full Scale**  
 All Others: **Reduced Size 11 x 17**

**Total: (6) Full Scale; (12) Reduced Size 11 x 17; (1) electronic copy**

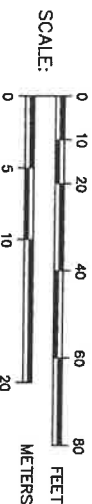
NOTE:  
- UNDERGROUND UTILITIES WERE NOT MARKED  
AT THE TIME OF THIS SURVEY. AN  
INVESTIGATION OF UNDERGROUND UTILITIES  
HAS NOT BEEN CONDUCTED BY DONOHOE  
SURVEY, INC.

CENTRAL RESIDENTIAL					
	LOT AREA	FRONT YARD	SIDE YARD	REAR YARD	% BLD. AREA
REQUIRED	20,000 SF	20'	10'	30'	40% MAX.
EXISTING	28,139 SF	20.2'	76.7'	N/A	7.2%
PROPOSED	28,139 SF	12.8'	76.2'	N/A	9.0%



ZONING DISTRICT: CR & IRA  
ASSESSORS: MAP 40 LOT 59  
REFERENCES:  
DEEDS - BK. 38635 Pg. 173  
BK. 32912 Pg. 407  
PLAN - PL BK. 477 PL. 33

LEGEND & SYMBOLS  
S.B. STONE BOUND  
D.H. DRILL HOLE  
I.R. IRON ROD  
F.D. FOUND  
S.P.K. SPIKE



## PROPOSED ADDITION PLAN

### #18 GLEN ROAD TOPSFIELD, MA

PROPERTY OF

ROBERT D. & RACHEL G. MCGLAUFLIN

SCALE: 1" = 20' SEPTEMBER 7, 2023

DONOHOE SURVEY, INC.

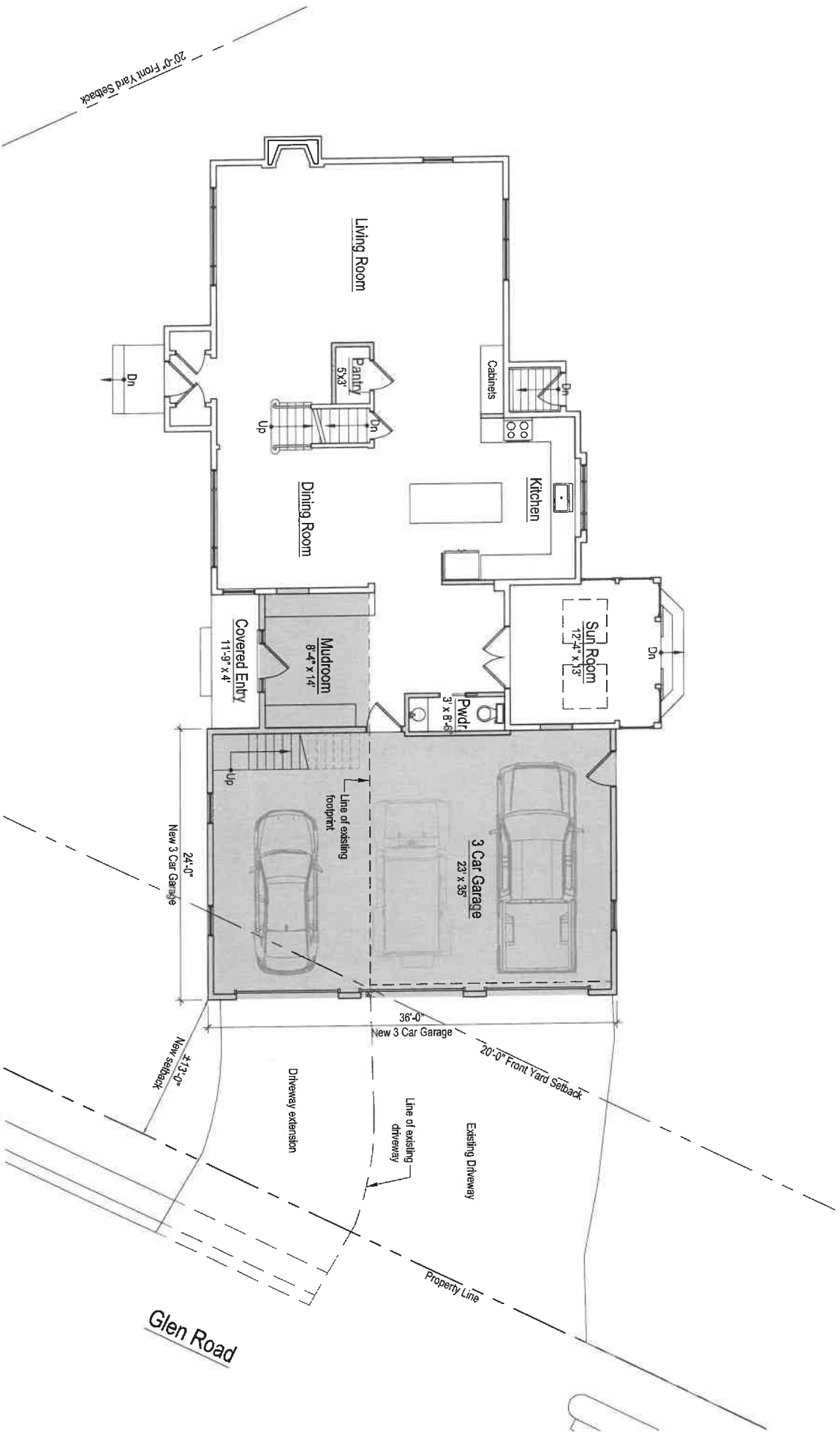
363 BOSTON ST. TOPSFIELD, MA

(978) 887-6161


**Site Plan**  
Scale : 1/8" = 1'-0"


**McGlauffin Residence**

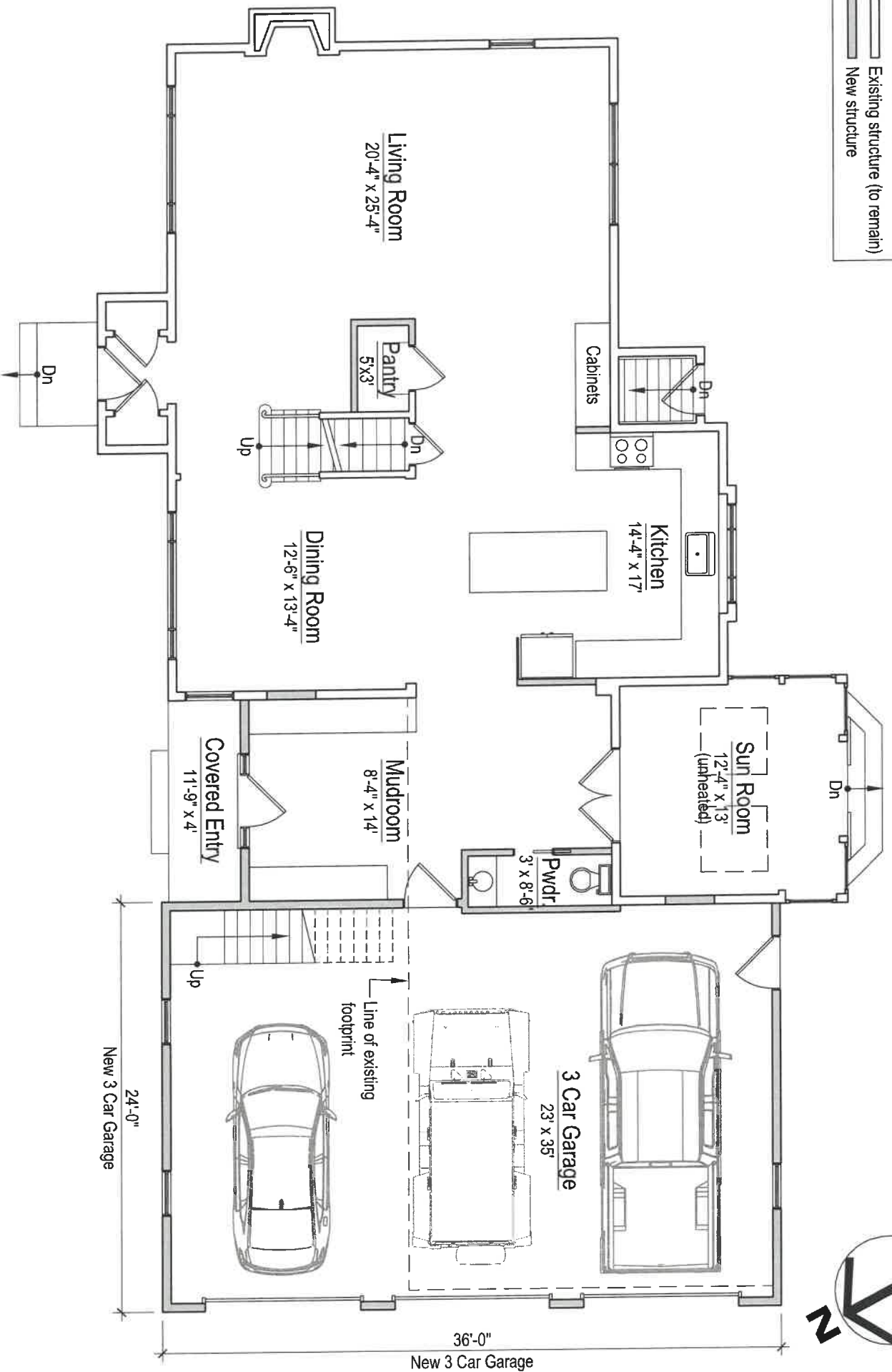
18 Glen Road, Topsham, MA  
October 18, 2023  
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**Floor Plan Legend**

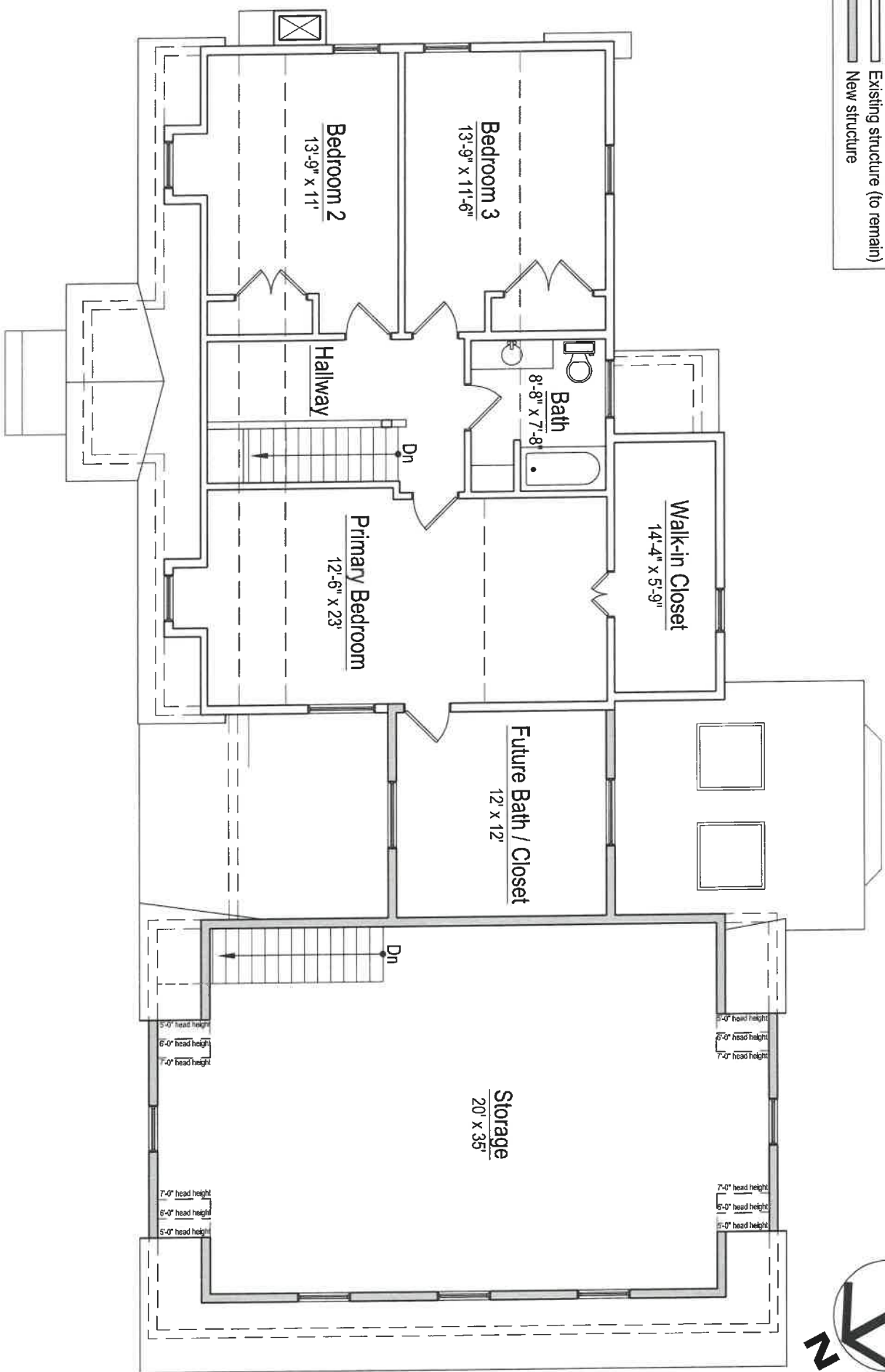
 Existing structure (to remain)

 New structure



**Floor Plan Legend**

- Existing structure (to remain)
- New structure







savoie nolan

Rear Right Perspective

McGlauffin Residence

ARCHITECTS LLC

4 South Main Street - Ipswich, MA 01938 - 978-356-7786

18 Glen Road, Topsfield, MA

October 18, 2023

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ARCHITECTS LLC

4 South Main Street - Ipswich, MA 01938 - 978-356-7788

Front Yard Perspective

McGlaufflin Residence

18 Glen Road, Topsfield, MA

October 18, 2023

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Front Yard Perspective

McGlauffin Residence

18 Glen Road, Topsfield, MA

October 18, 2023

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Max Height  
Elev. 33'-6"

Existing House (to remain)

New Covered Entry and  
Second Floor Addition

New Garage and Loft Space

Existing Ridge  
Elev. ±19'-6"

±11'-2"

Existing Second Floor  
Elev. 8'-4"

New Garage Loft  
Elev. 8'-0"

Existing First Floor  
Ref. Elev. 0'-0"

New Garage Level  
Slab Elev. (-)2'-0"

Exist. Avg. Grade  
Elev. (-)1'-0"

35'-0"



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ARCHITECTS LLC  
4 South Main Street - Ipswich, MA 01938 - 978-356-7786

Front Elevation

Scale : 1/8" = 1'-0"

McGlauffin Residence

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October 18, 2023  
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Max Height  
Elev. 33'-6"





Max Height  
Elev. 33'-6"



