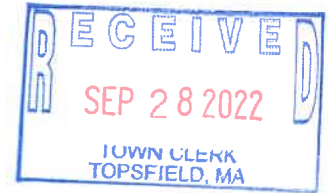


# TOWN OF TOPSFIELD, MA ZONING BOARD OF APPEALS



## 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: 20 RIVERDALE ST ALLSTON, MA 02134

Telephone No. 781-941-4030

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

Map 40 Block L7 Location 30 GROVE ST Owner GEORGE PERSIN (If different from location) Mailing Address \_\_\_\_\_

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



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>30</u>	<u>10</u> <del>150</del> 10
2. Existing setbacks	<u>6</u>	<u>61</u>	<u>6</u> <del>120</del>
3. Setbacks proposed	<u>6</u>	<u>39</u>	<u>6</u> <del>120</del>

	FRONTAGE	AREA
4. Frontage and area required by bylaw	<u>100</u>	<u>26000</u>
5. Existing frontage (s) and area	<u>150</u>	<u>12913</u>
6. Frontage (s) and area proposed	<u>150</u>	<u>12913</u>

	FEET	STORIES
7. Existing Height	<u>9.5</u>	<u>1</u>
8. Height proposed	<u>13.3</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))

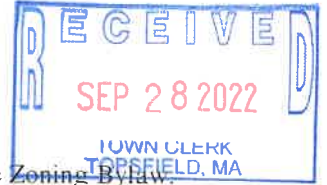
All required supporting data attached ☒ Yes ☐ No

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9/28/22  
Date

Signature of Applicant



## 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 9/21/22 of the Building Inspector or others pursuant to L.L. c. 40A, Section 15.

## DESCRIPTION OF APPLICANT:

- a. Name GEOVANI PEREIRA
- b. Address 20 RIVERDALE ST ALLSTON, MA 02134
- c. Phone Number 781-941-4030
- 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 40, Lot(s) 17, Zoning District CR
- b. Location of Premises (number and street) 30 GROVE ST
- 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 SINGLE FAMILY
- 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: BUILD ADDITION TO TOP EXISTING (2nd Floor)  
HOUSE SAME SIZE, AND BUILD AN ATTACHED  
GARAGE (NO DECK)
- \* NOT BUILDING DECK

**TOWN OF TOPSFIELD**  
**TABLE OF DIMENSIONAL AND DENSITY REGULATIONS**

District	Use	Minimum lot area Sq. ft.	Minimum lot Frontage ft.	Minimum lot Depth ft.	Minimum yards			Maximum Height ft.	Maximum Stories No.	Maximum Building area %	Minimum Open Space <sup>(1)</sup> %
					Front ft.	Side ft.	Rear ft.				
O-R-A	Any permitted use	87,120 <sup>(5)</sup>	200 <sup>(5)</sup>	200	20	20	40	35	2½	15	50
I-R-A	Any permitted use	87,120	200	150	20	15	40	35	2½	25	50
C-R	Any permitted use	20,000	100	120	20	10	30	35	2½	40	40
B-V	Any permitted use	20,000	100	100	40	30 <sup>(2)</sup>	30 <sup>(2)</sup>	35	2½	40	30
BHN	Any permitted use	20,000	100	100	40	30 <sup>(2)</sup>	30 <sup>(2)</sup>	35	2½	40	30
B-H	Any permitted use	40,000	200	175	75	40 <sup>(3)</sup>	40 <sup>(3)</sup>	35	2 ½	40	30
B-P	Any permitted use	87,500	350	250	75	50 <sup>(4)</sup>	50 <sup>(4)</sup>	45	3	25	25

- EHD See Standards Section 3.16 for Dimensional and Density Regulations.
1. See Section 1.52 for definition of Open Space
  2. Except where adjacent to residential use or district in which case the yard will increase to 50 feet.
  3. Except where adjacent to residential use or district in which case the yard will increase to 100 feet.
  4. Except for O-R-A uses permitted under Section 3.06.
  5. Unless as provided for in an Open Space Development Plan under Article 4.09.

(Art. 46, 5/9/78; Art. 23, 5/5/81; Art. 40, 5/4/2005; Art. 26, 5/1/2007; Art. 36, 5/6/2008, Art. 34, 5/2/2017)



# TOWN OF TOPSFIELD

## BOARD OF ASSESSORS

8 West Common Street

Topsfield, Massachusetts 01983

Telephone: (978) 887-1514 Fax: (978) 887-1502

This form must be completed for a certified abutters list.

Submission Date 9/27/22

Issue Date 9/27/22

Department requiring list: ZBA

300 Ft. ☒ 100 Ft. ☐ (Conservation Only) ☐ Direct Abutters

Person/Party requesting list: GEORGINI PEREIRA

Address: 20 RIVENDACE ST ACUSTON, MA 02134

Phone #: 781-991-4030

Email Address GPEREIRA@GMAIL.COM

Property Owner: GEORGINI PEREIRA

Assessor's Map(s) 40 Lot(s) 17 Location 30 GROVE ST

Assessor's Fee Paid: ☒ YES ☐ NO

The Assessors' Office requires ten (10) working days to certify an Abutters List. This list is valid for sixty days only from date of issue.

Certified By:

[Signature]  
Topsfield Assessors



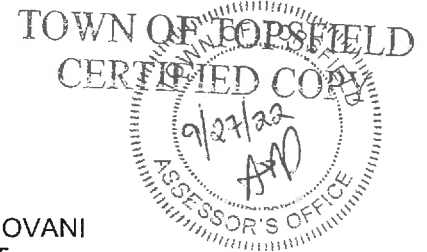
### Certification of Parties in Interest

The Board of Assessors of the Town of Topsfield do hereby certify, in accordance with the provisions of Section 10 and 11 of Chapter 808 of the Acts of 1975, that the following named persons, firms and corporations are parties in interest, as in said Section 11 defined, with respect to the premises herein above described.



# 300 foot Abutters List Report

Topsfield, MA  
September 27, 2022



## Subject Property:

Parcel Number: 40-17  
CAMA Number: 40-17  
Property Address: 30 GROVE ST

Mailing Address: PEREIRA GEOVANI  
9 MORRIS ST  
REVERE, MA 02151

---

## Abutters:

Parcel Number: 32-128  
CAMA Number: 32-128  
Property Address: 37 GROVE ST

Mailing Address: CABRAL BRIAN EUGENE TR  
37 GROVE ST  
TOPSFIELD, MA 01983

Parcel Number: 32-129  
CAMA Number: 32-129  
Property Address: 38 GROVE ST

Mailing Address: MURRAY DERMOT A  
PO BOX 300  
TOPSFIELD, MA 01983

Parcel Number: 33-1  
CAMA Number: 33-1  
Property Address: 60 MAIN ST

Mailing Address: TOWN OF TOPSFIELD  
60 MAIN ST  
TOPSFIELD, MA 01983

Parcel Number: 40-15  
CAMA Number: 40-15  
Property Address: 24 GROVE ST

Mailing Address: WALSH ROSEMARIE  
24 GROVE ST  
TOPSFIELD, MA 01983

Parcel Number: 40-16  
CAMA Number: 40-16  
Property Address: 26 GROVE ST

Mailing Address: HARRIS PETER  
26 GROVE ST  
TOPSFIELD, MA 01983

Parcel Number: 40-18  
CAMA Number: 40-18  
Property Address: 32 GROVE ST

Mailing Address: TOWN OF TOPSFIELD  
8 WEST COMMON ST  
TOPSFIELD, MA 01983

Parcel Number: 40-19  
CAMA Number: 40-19  
Property Address: 6 GAIL ST

Mailing Address: CHIACHIARETTA JOHN J  
6 GAIL ST  
TOPSFIELD, MA 01983

Parcel Number: 40-20  
CAMA Number: 40-20  
Property Address: 10 GAIL CIR

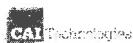
Mailing Address: AYLWIN PETER J  
10 GAIL CIR  
TOPSFIELD, MA 01983

Parcel Number: 40-21  
CAMA Number: 40-21  
Property Address: 9 GAIL CIR

Mailing Address: BERUBE JILL A  
9 GAIL CIR  
TOPSFIELD, MA 01983

Parcel Number: 40-22  
CAMA Number: 40-22  
Property Address: 10 GAIL ST

Mailing Address: MAGEE KENDALL H  
10 GAIL ST  
TOPSFIELD, MA 01983



[www.cai-tech.com](http://www.cai-tech.com)

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9/27/2022

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# 300 foot Abutters List Report

Topsfield, MA  
September 27, 2022

Parcel Number: 40-23  
CAMA Number: 40-23  
Property Address: 12 GAIL ST

Mailing Address: DENAULT CHARLES R JR  
12 GAIL ST  
TOPSFIELD, MA 01983

Parcel Number: 40-27  
CAMA Number: 40-27  
Property Address: 32 GAIL ST

Mailing Address: GIOVANNACCI RONALD H  
32 PARSONAGE LN  
TOPSFIELD, MA 01983

Parcel Number: 40-28  
CAMA Number: 40-28  
Property Address: 34 GAIL ST

Mailing Address: HARRINGTON ANNE E  
34 GAIL ST  
TOPSFIELD, MA 01983

Parcel Number: 40-29  
CAMA Number: 40-29  
Property Address: 36 GAIL ST

Mailing Address: ANASTAS JR RICHARD C  
36 GAIL ST  
TOPSFIELD, MA 01983

Parcel Number: 40-44  
CAMA Number: 40-44  
Property Address: 11 GAIL ST

Mailing Address: GALAT CHRISTOPHER B  
11 GAIL ST  
TOPSFIELD, MA 01983

Parcel Number: 40-45  
CAMA Number: 40-45  
Property Address: 9 GAIL ST

Mailing Address: POTVIN BENJAMIN M  
9 GAIL ST  
TOPSFIELD, MA 01983

Parcel Number: 40-46  
CAMA Number: 40-46  
Property Address: 7 GAIL ST

Mailing Address: SCHERER-HOOCK ROBERT F  
7 GAIL ST  
TOPSFIELD, MA 01983

Parcel Number: 40-47  
CAMA Number: 40-47  
Property Address: 34 GROVE ST

Mailing Address: PIZZANO HENRIETTE ESTATE  
144 WINONA ST  
PEABODY, MA 01960

Parcel Number: 40-48  
CAMA Number: 40-48  
Property Address: 36 GROVE ST

Mailing Address: BEIRNE NANCY E TR  
36 GROVE ST  
TOPSFIELD, MA 01983

Parcel Number: 40-64  
CAMA Number: 40-64  
Property Address: 33 GROVE ST

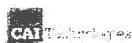
Mailing Address: SMALLMAN ALAN  
33 GROVE ST  
TOPSFIELD, MA 01983

Parcel Number: 40-65  
CAMA Number: 40-65  
Property Address: 23 GROVE ST

Mailing Address: FIORE CLAYTON  
23 GROVE ST  
TOPSFIELD, MA 01983

Parcel Number: 40-66  
CAMA Number: 40-66  
Property Address: 19 GROVE ST

Mailing Address: HOLLAND KEVIN  
19 - 21 GROVE ST  
TOPSFIELD, MA 01983



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9/27/2022

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# 300 foot Abutters List Report

Topsfield, MA  
September 27, 2022

Parcel Number: 40-67  
CAMA Number: 40-67  
Property Address: 21 GROVE ST

Mailing Address: OLIVER DENISE M  
21A GROVE ST  
TOPSFIELD, MA 01983

Parcel Number: 40-68  
CAMA Number: 40-68  
Property Address: 17 GROVE ST

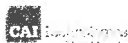
Mailing Address: RUSSO LEAH R TR  
17 GROVE ST  
TOPSFIELD, MA 01983

Parcel Number: 40-71  
CAMA Number: 40-71  
Property Address: 7 GROVE ST

Mailing Address: GROVE REALTY PARTNERS LLC  
7 GROVE ST  
TOPSFIELD, MA 01983

Parcel Number: 40-74  
CAMA Number: 40-74  
Property Address: 30 MAIN ST

Mailing Address: TOPSFIELD VILLAGE SHOPPING  
50 BROAD ST  
SALEM, MA 01970

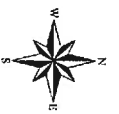


[www.cai-tech.com](http://www.cai-tech.com)

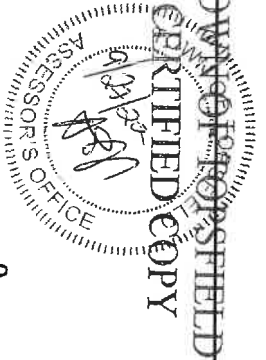
9/27/2022

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September 27, 2022



CERTIFIED COPY

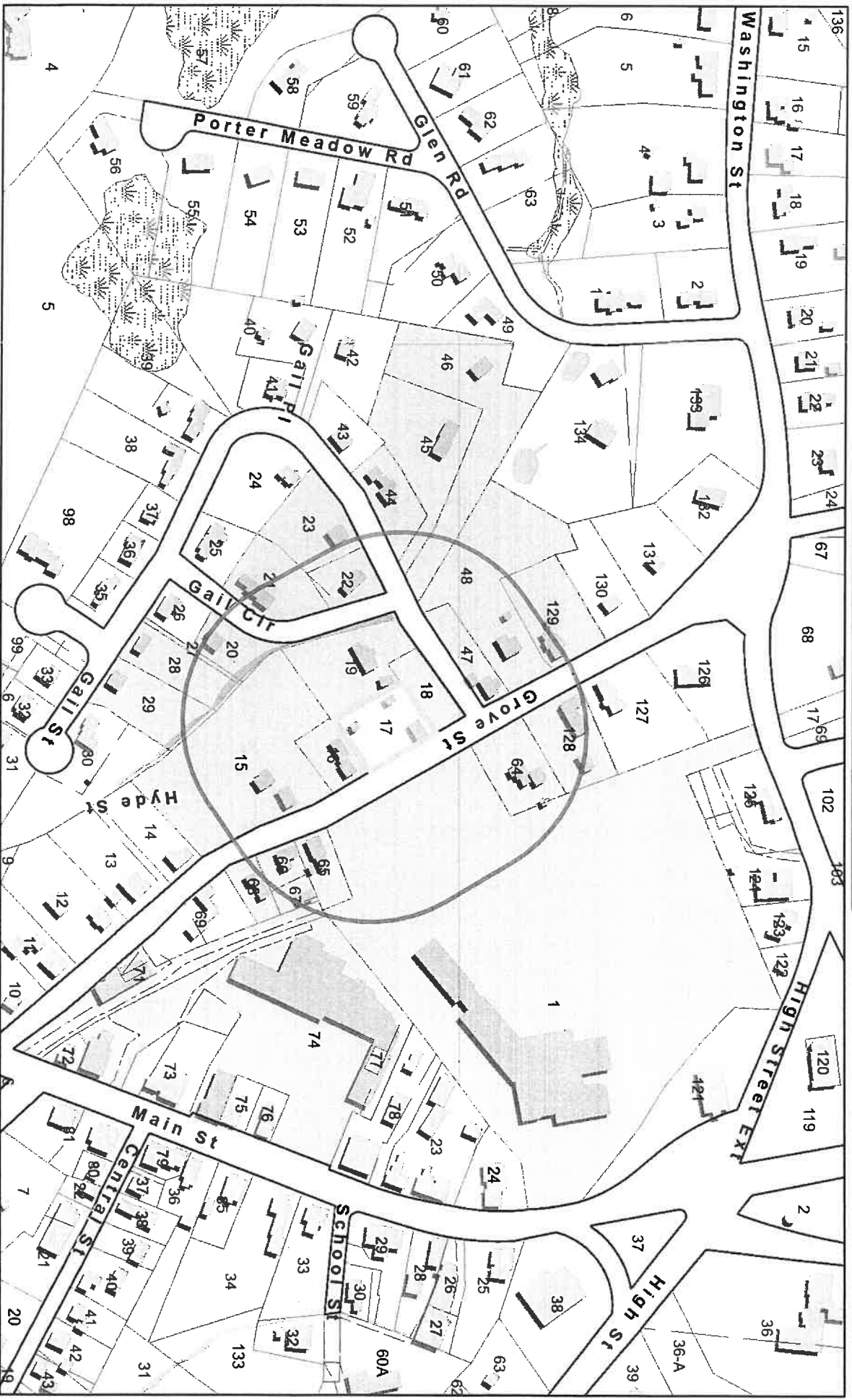
30 Grove Street

Topsfield, MA

1 inch = 277 Feet



www.cal-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAL Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
30		GROVE ST, TOPSFIELD

Unit #:	
---------	--

Owner 1: PEREIRA GEOVANI		
Owner 2:		

Owner 3:	
Street 1: 9 MORRIS ST	

Street 2:	
wn/City:	REVERE

St/Prov: MA	Entry	Own Occ:
Postal: 02151		Type:

### **NARRATIVE DESCRIPTION**

PREVIOUS ASSESSMENT										Parcel ID 40-17		112721	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Notes	Date			
2022	101	FV	91,700	1200	.41	318,700	411,600		Year End	1/3/2022	PRINT		
2022	101	NC	91,700	1200	.41	318,700	411,600		Year End Roll	10/28/2021	Date	Time	
2021	101	FV	79,600	900	.41	263,800	344,300		Year End Roll	1/8/2021	09/27/22	12:20:22	
2020	101	FV	79,600	900	.41	263,800	344,300		Year End Roll	11/14/2019			
2020	101	NC	79,600	900	.41	263,800	344,300		Year End Roll	10/24/2019	LAST REV		
2019	101	FV	79,600	900	.41	263,800	344,300		Year End Roll	1/3/2019	Date	Time	
2019	101	NC	79,600	900	.41	263,800	344,300		Year End Roll	9/26/2018	05/31/22	08:46:0	
2019	101	PV	79,600	900	.41	263,800	344,300		Preliminary Cer	9/26/2018	ajl/ssap		

SALES INFORMATION		TAX DISTRICT	PAT ACCT.
			1272

USER DEFINED	
Prior id # 1:	
Prior id # 2:	
Prior id # 3:	
Prior id # 1: 1-level	
Prior id # 2:	
Prior id # 3:	
Prior id # 1:	
Prior id # 2:	
Prior id # 3:	
ASR Map:	

## OTHER ASSESSMENTS

## PROPERTY FACTORS

em	Code	Description	%	Item	Code	Description
Z	CR	CR	100	water	3	WATER

0	Sewer	0	SEPTIC
1	Electri		
2	Exhaust		

Census.	211	Exempt	
Flood Haz.			
D : 0	Conv	100	Topo 1
			LEVEL

s	Street	1	PAVED
t	Gas:	2	SUBURBA

## BUILDING PERMITS

### ACTIVITY INFORMATION