



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 III, Section 3.05 A 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 ANTHONY FRANCIOSA - KINGS OAK PROPERTIES
- b. Address 24 OLD STAGE RD HAMPTON FALLS NH 03844
- c. Phone Number 603-944-6858
- 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 32, Lot(s) 7, Zoning District CR
- b. Location of Premises (number and street) 68 WASHINGTON ST
- 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 40295 Page 139  
☐ 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 RESIDENTIAL
- g. Present structures conform to current Zoning Bylaw. Yes ☒ No ☐ If no, in what respect does it not conform. FRONTAGE, FRONT SETBACK, SIDE SETBACK

PROPOSAL (attach additional sheets if necessary):

- a. General Description: REMOVE EXISTING STRUCTURE (NON-CONFORMING)  
CONSTRUCT NEW SINGLE FAMILY DWELLING WITHIN  
REQUIRED SETBACKS

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>	<u>10</u>
2. Existing setbacks	<u>13</u>	<u>189</u>	<u>3</u>	<u>54</u>
3. Setbacks proposed	<u>55</u>	<u>143</u>	<u>15</u>	<u>26</u>

	FRONTAGE	AREA
4. Frontage and area required by bylaw	<u>100</u>	<u>20,000</u>
5. Existing frontage (s) and area	<u>85.14</u>	<u>21,098+/-</u>
6. Frontage (s) and area proposed	<u>85.14</u>	<u>21,098+/-</u>

	FEET	STORIES
7. Existing Height	<u>+/- 28'</u>	<u>2</u>
8. Height proposed	<u>+/- 32'</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:

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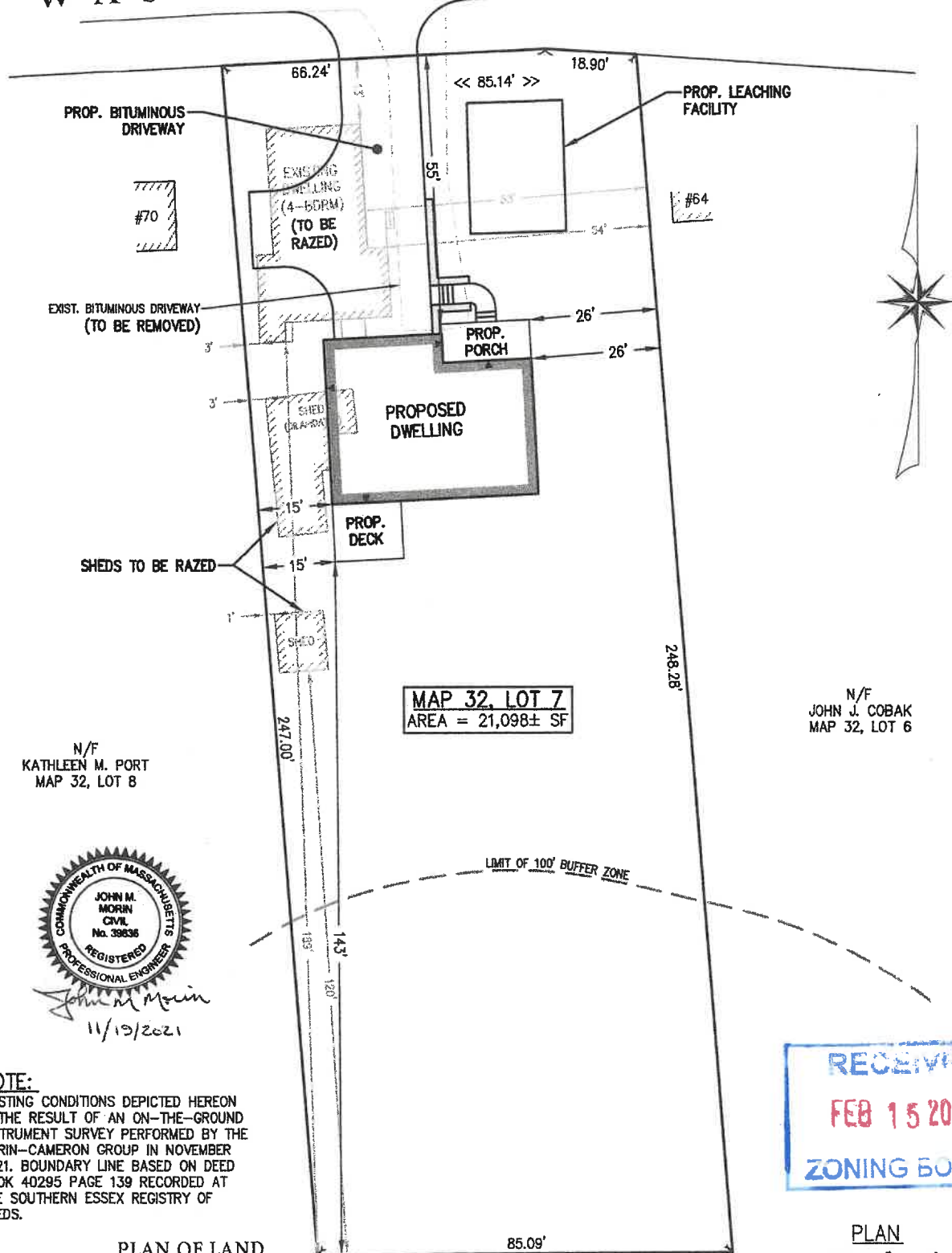


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2/14/2022  
Date

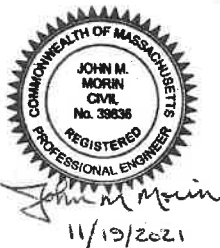
  
Signature of Applicant

# WASHINGTON STREET



N/F  
KATHLEEN M. PORT  
MAP 32, LOT 8

N/F  
JOHN J. COBAK  
MAP 32, LOT 6



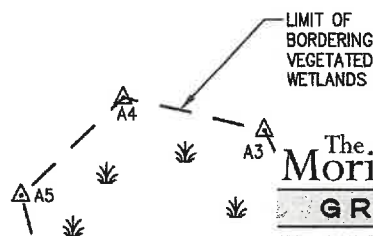
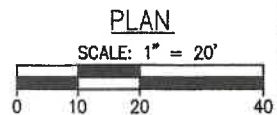
## NOTE:

EXISTING CONDITIONS DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY THE MORIN-CAMERON GROUP IN NOVEMBER 2021. BOUNDARY LINE BASED ON DEED BOOK 40295 PAGE 139 RECORDED AT THE SOUTHERN ESSEX REGISTRY OF DEEDS.

PLAN OF LAND  
IN  
TOPSFIELD, MASSACHUSETTS  
SHOWING  
PROPOSED LOT DEVELOPMENT  
68 WASHINGTON STREET  
(ASSESSOR'S MAP 32, LOT 7)

PREPARED FOR  
KINGS OAK PROPERTIES, LLC

SCALE: 1"=20' DATE: NOVEMBER 19, 2021  
ZONING DISTRICT: CENTRAL RESIDENTIAL DISTRICT (CR)



The  
**Morin-Cameron**  
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS  
LAND SURVEYORS | LAND USE PLANNERS  
68 ELM STREET, DANVERS, MASSACHUSETTS 01923  
P: 978-777-8508, F: WWW.MORINCAMERON.COM



PROJ. #4098



INSPECTIONAL SERVICES  
DEPARTMENT

## *Town of Topsfield*

*8 West Common Street  
Topsfield, MA 01983*

### **PERMIT DENIAL**

NAME: **Kings Oak Properties, LLC**

ADDRESS: **24 Old Stage Rd. Hampton Falls, NH 03844**

LOCATION: **68 Washington Street**

ZONING DISTRICT: **CR**

PERMIT REQUESTED FOR: **Single Family Dwelling**

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

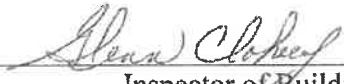
☐ Change in Non-Conforming Use      ☐ Additional Principal Building

☐ Other

**ZONING REQUIREMENT: 3.05 A . No nonconforming use shall be changed, moved, or extended in space and no nonconforming building or structure shall be structurally or substantially altered, or enlarged or replaced by a new building unless, upon application to and a finding by the Permit Granting Authority, it can be shown that such change, if carried out, would not be more detrimental or objectionable to the neighborhood.**

**PROPOSED: New SFD conforming to all zoning requirements.**

Date Permit Denied 2/2/2022

  
Inspector of Buildings  
Zoning Enforcement Officer



## 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 and Assessor fee of \$20.00 must be paid before release of the certified abutters list.

Submission Date **Monday, February 14, 2022** Issue Date **Tuesday, February 15, 2022**

Department requiring list: **Zoning Board of Appeals**

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

Person/Party requesting list: **Kings Oak Properties LLC**

Address: **24 Old Stage Rd, Hampton Falls, NH 03844**

Phone #: **603-944-6858** Email Address \_\_\_\_\_ Misc: \_\_\_\_\_

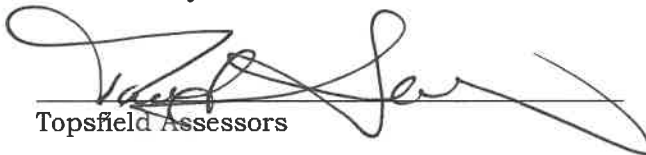
Property Owner: **Kings Oak Properties LLC**

Assessor's Map(s) **32** Lot(s) **7** Location **68 Washington Street**

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:

  
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  
February 15, 2022



## Subject Property:

Parcel Number: 32-7  
CAMA Number: 32-7  
Property Address: 68 WASHINGTON ST

Mailing Address: KINGS OAK PROPERTIES LLC  
24 OLD STAGE RD  
HAMPTON FALLS, NH 03844

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## Abutters:

Parcel Number: 32-10  
CAMA Number: 32-10  
Property Address: 74 WASHINGTON ST

Mailing Address: VOSS GUIDO B  
74 WASHINGTON ST  
TOPSFIELD, MA 01983

Parcel Number: 32-13  
CAMA Number: 32-13  
Property Address: 71 WASHINGTON ST

Mailing Address: DEVINE THOMAS J  
71 WASHINGTON ST  
TOPSFIELD, MA 01983

Parcel Number: 32-136  
CAMA Number: 32-136  
Property Address: 67 WASHINGTON ST

Mailing Address: MILK STREET PROPERTIES LLC  
66 PARK ST  
ANDOVER, MA 01810

Parcel Number: 32-14  
CAMA Number: 32-14  
Property Address: 69 WASHINGTON ST

Mailing Address: TOPSFIELD HOUSING AUTHORITY  
69 WASHINGTON ST  
TOPSFIELD, MA 01983

Parcel Number: 32-15  
CAMA Number: 32-15  
Property Address: 61 WASHINGTON ST

Mailing Address: BURCH STUART SPENCER  
61 WASHINGTON ST  
TOPSFIELD, MA 01983

Parcel Number: 32-16  
CAMA Number: 32-16  
Property Address: 57 WASHINGTON ST

Mailing Address: ALVARADO SARAH E  
57 WASHINGTON ST  
TOPSFIELD, MA 01983

Parcel Number: 32-17  
CAMA Number: 32-17  
Property Address: 55 WASHINGTON ST

Mailing Address: AWISZUS DANIEL W  
55 WASHINGTON ST  
TOPSFIELD, MA 01983

Parcel Number: 32-4  
CAMA Number: 32-4  
Property Address: 54 WASHINGTON ST

Mailing Address: STEWART MARISE MEYNET  
54 WASHINGTON ST  
TOPSFIELD, MA 01983

Parcel Number: 32-5  
CAMA Number: 32-5  
Property Address: 58 WASHINGTON ST

Mailing Address: HESLET DENNIS L  
58 WASHINGTON ST  
TOPSFIELD, MA 01983

Parcel Number: 32-6  
CAMA Number: 32-6  
Property Address: 64 WASHINGTON ST

Mailing Address: COBAK JOHN J  
64 WASHINGTON ST  
TOPSFIELD, MA 01983



www.cai-tech.com

2/15/2022

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# 68 Washington Street

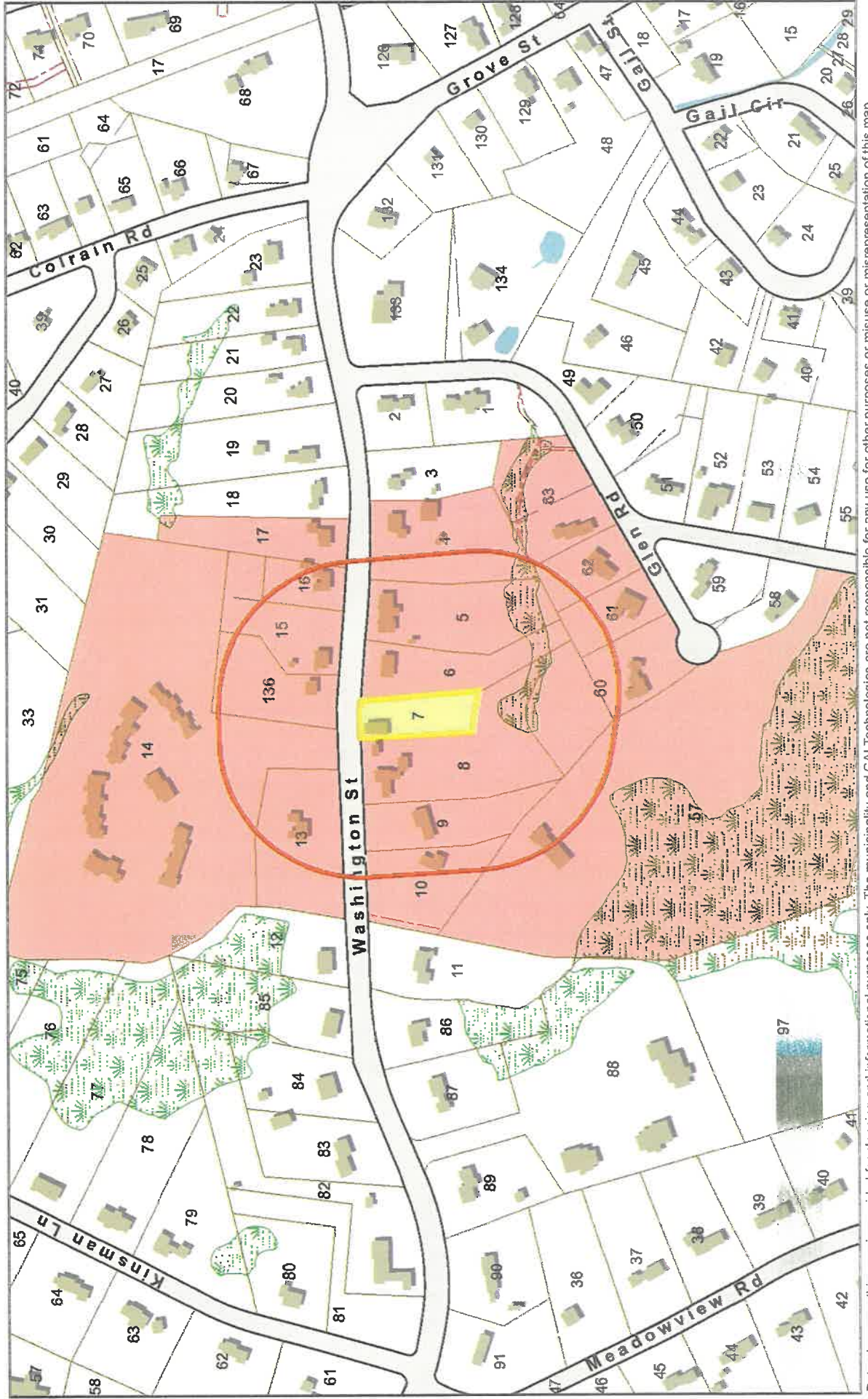
Topsfield, MA

February 15, 2022

1 inch = 300 Feet



www.cai-tech.com



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