

Boxford Zoning Board of Appeals
Public Hearing Application

(ZONING BOARD USE ONLY) ZBA CASE # <u>995</u> PUBLIC HEARING DATE <u>2/7</u>	(TOWN CLERK STAMP ONLY)
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1. Information of Project Applicant and Property Owner

Applicant Name: BENJAMIN NUTTER ARCHITECTS, LLC
 Street Address: PO BOX 254, 43 CANTERBURY HILL RD.
 Town/City: TOPSFIELD State: MA 01983
 Telephone Number: 978-887-9836
 Property Owner Name: ROBERT & JUDITH GORE
 Address: 186 MAIN STREET
 Town/City: BOXFORD State: MA 01921
 Telephone Number: (978) 887-0324

FILING FEE

- \$200.00 special permit/appeal
- \$250.00 variance

40b COMPREHENSIVE

- \$500.00 plus \$50.00 per individual unit
- \$250.00 plus \$25.00 per individual unit for Local Initiative Program

2. Property Location of this Application

Street Address: 186 MAIN ST., BOXFORD Map: 27 Block: 01 Lot: 15/6
 Deed to the Property Book 19100 Page 295 Date 8/21/2002 (or registered in Land Registry District)
 Certificate No. Book _____ Page _____ Date _____
 Land Court Plan No. Book _____ Page _____ Date _____

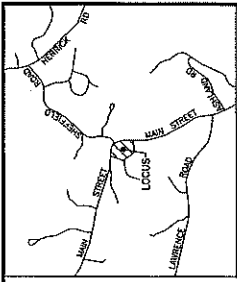
3. Purpose of Applicant and Description of Project

Purpose of Application: Special Permit Variance Appeal of Building Inspector Comprehensive

Applicable Section(s) of Boxford Zoning Bylaw: ARTICLE 5 196-13, SECTION C – ACCESSORY APARTMENT

Reason for Request and Description of Project _____
ATTACHED ACCESSORY IN-LAW APARTMENT

SEE OTHER SIDE



LOCUS MAP
SCALE: 1" = 1500'

ZONING DISTRICT: RESIDENCE-AGRICULTURAL
ASSESSORS: MAP 27 BLOCK 1 LOTS 15.6

REFERENCES:

DEED - BK 19100 PG. 285
PLAN - PL BK 483 PL. 79
FEMA: LOMA CASE NO: 17-01-2008A

LEGEND & SYMBOLS

- E.C. ESSEX COUNTY
- S.G. STONE BOUND
- C.T.R. CENTER
- B.K. BACK
- D.H. DRILL HOLE
- F.D. FOUND
- W.S. WETLAND SYMBOL

ADDRESS: #186 MAIN STREET

PROPOSED ADDITION PLAN
IN
BOXFORD, MA

PROPERTY OF

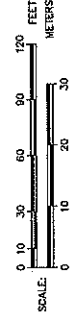
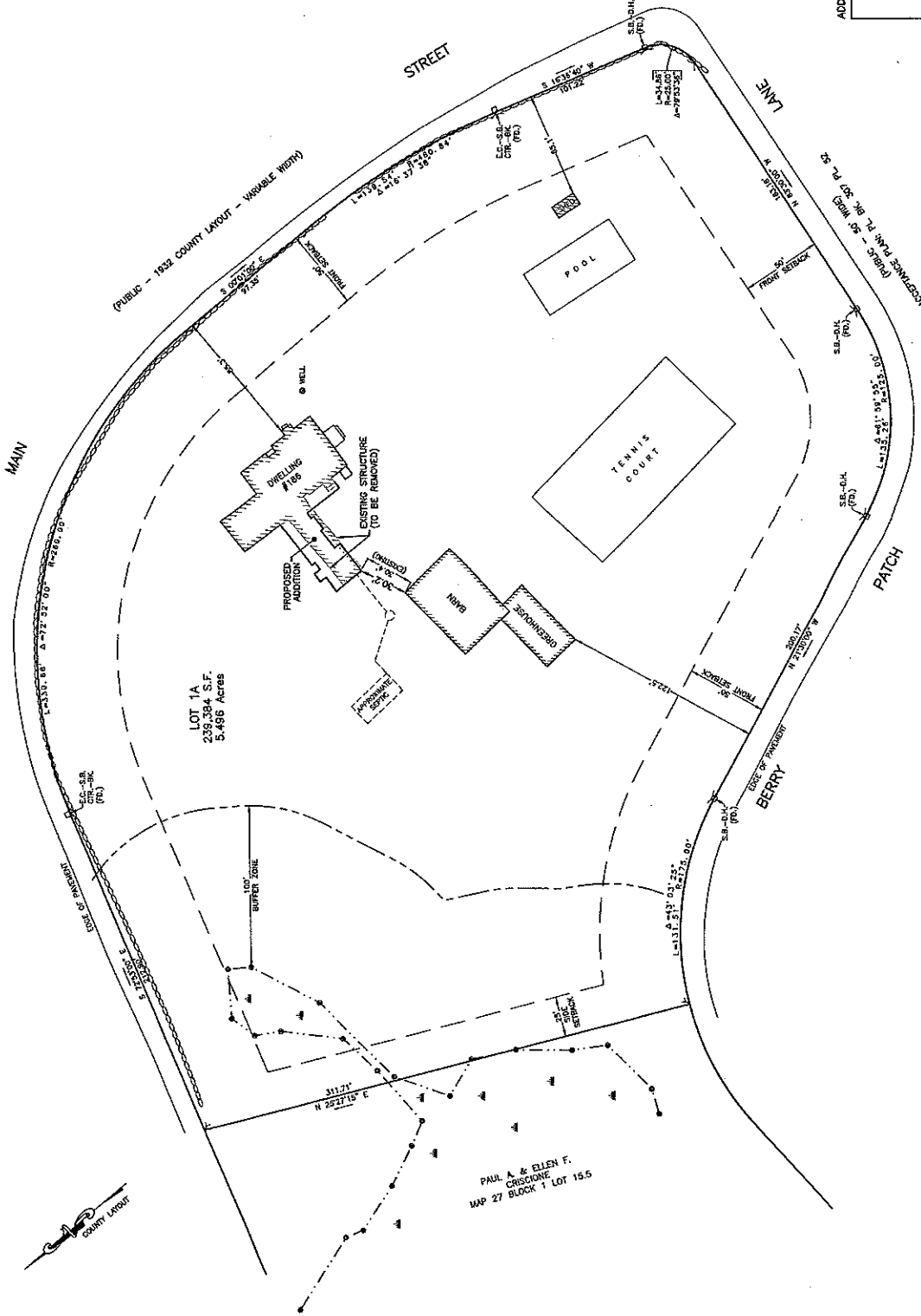
JUDITH A. & ROBERT C. GORE

SCALE: 1" = 30' DECEMBER 19, 2018

DONOHOE SURVEY, INC.

363 BOSTON ST. TOPSFIELD, MA

PROJ. 2018



NOTE:

- * UNDERGROUND UTILITIES WERE NOT MARKED AT THE TIME OF THIS SURVEY AND UTILITIES HAS NOT BEEN CONDUCTED BY DONOHOE SURVEY, INC.
- * SEPTIC SYSTEM PLOTTED FROM BOARD OF HEALTH RECORDS.

1:1

ALTERNATE 1 ADDRESS FOR
GORE RESIDENCE
BERRY PATCH-106 MAIN ST
BOXFORD, MA

EXISTING PLANS
SCALE: 1/8"=1'-0"

PRINTS MADE:
DECEMBER 13, 2008

DRAWN BY:
DS

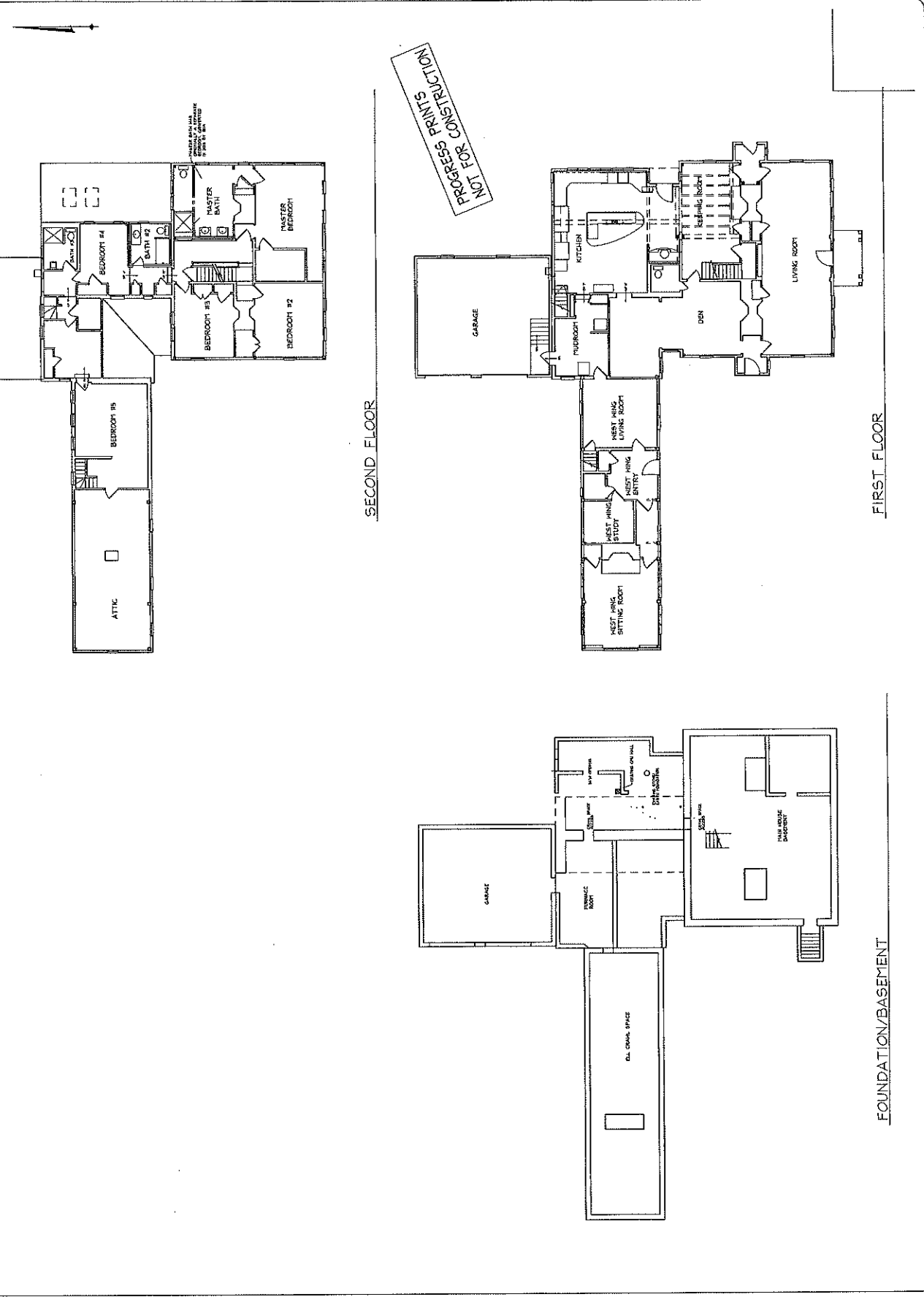
BENJAMIN NUTTER ARCHITECTS, LLC
17 WILSON ST
FOXBURY, MASSACHUSETTS 01938
TEL: 978.687.9938
BENJAMIN@NUTTER.COM

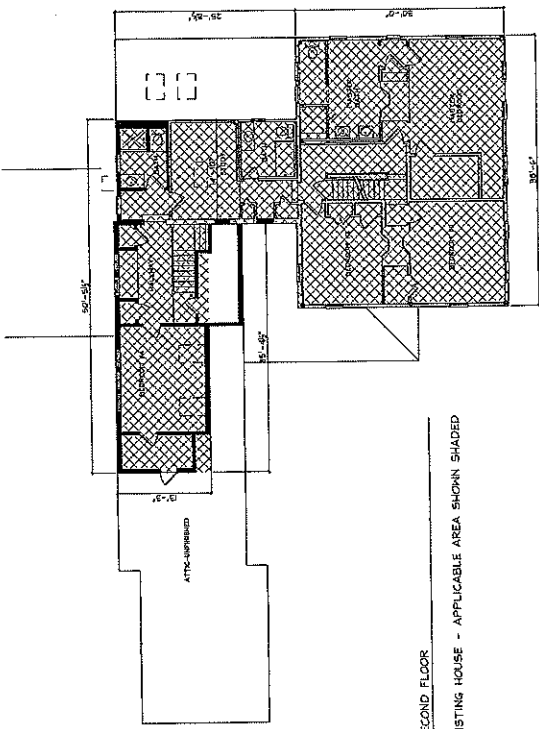
NOT FOR CONSTRUCTION
PROGRESS PRINTS

SECOND FLOOR

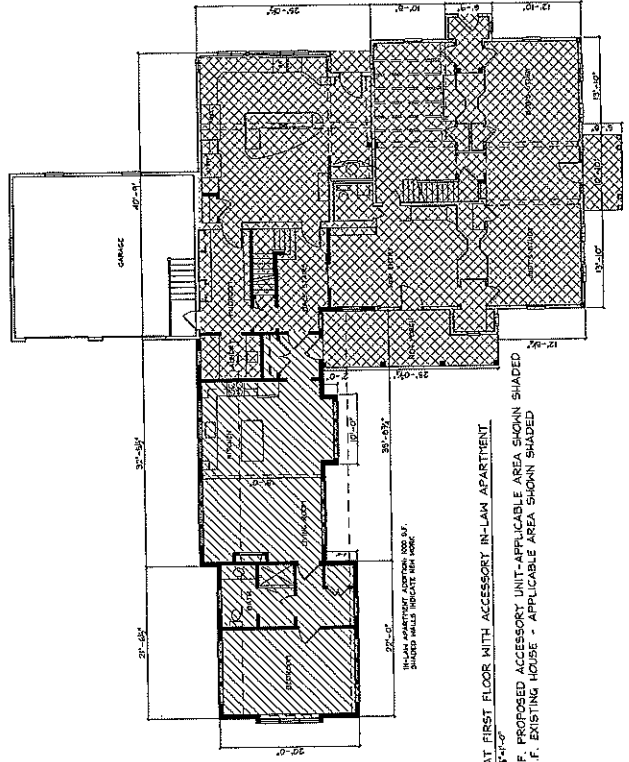
FIRST FLOOR

FOUNDATION/BASEMENT





PLAN AT SECOND FLOOR
 SCALE: 1/8"=1'-0"
 2011 S.F. EXISTING HOUSE - APPLICABLE AREA SHOWN SHADED



PLAN AT FIRST FLOOR WITH ACCESSORY IN-LAW APARTMENT
 SCALE: 1/8"=1'-0"
 1000 S.F. PROPOSED ACCESSORY UNIT-APPLICABLE AREA SHOWN SHADED
 2490 S.F. EXISTING HOUSE - APPLICABLE AREA SHOWN SHADED

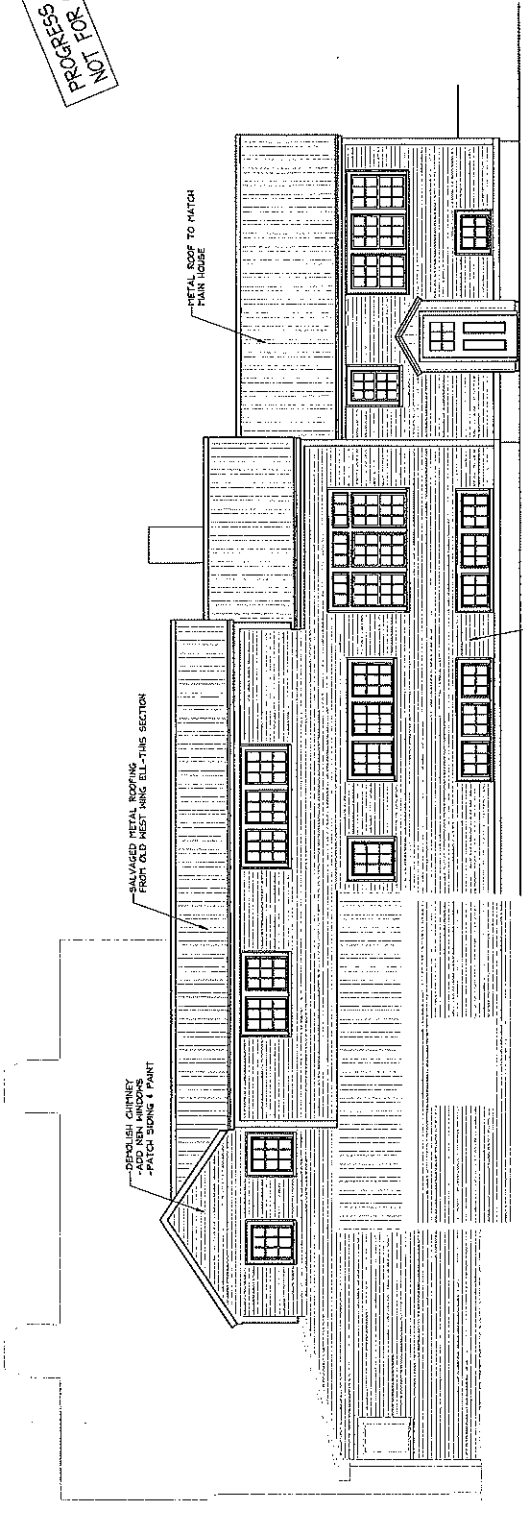
AREA CALCULATIONS:

APPLICABLE AREA PER TOWN OF BOXFORD ZONING CODE 196-IBC(3)(B)	0 S.F.
EXISTING FINISHED BASEMENT:	2490 S.F.
EXISTING FIRST FLOOR:	2011 S.F.
EXISTING SECOND FLOOR:	1000 S.F.
PROPOSED ACCESSORY UNIT:	5501 S.F.
TOTAL APPLICABLE AREA:	1375 S.F.
25% OF TOTAL APPLICABLE AREA:	344 S.F.
1000 S.F. IS MAXIMUM ALLOWABLE SIZE OF ACCESSORY UNIT PER 196-IBC(3)	

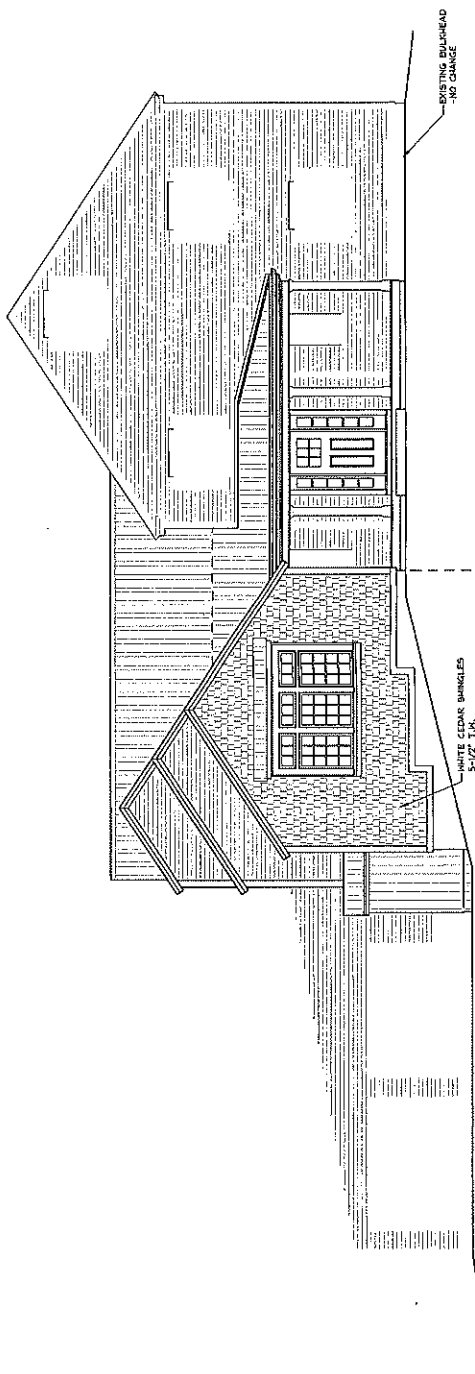
NOTES:

- *AREA OF EXISTING HOUSE BASED ON MEASUREMENTS OF EXISTING CONDITIONS BY BNA AND INCLUSION OF PROPOSED ADDITIONS NOT ASSOCIATED WITH AREA OF PROPOSED ACCESSORY UNIT.
- AREA OF FINISHED SPACES WITH SLOPING CEILING CALCULATED TO 5'-0" HEADROOM LINE PER 2009 IRC R304.4

NOT FOR CONSTRUCTION
 PROGRESS PRINTS



REAR ELEVATION



LEFT SIDE ELEVATION