

Case # 1042

**TOWN OF BOXFORD
ZONING BOARD OF APPEALS**

Time Stamp by Town
Clerk's Office 27

APPLICATION FOR:

- ☒ SPECIAL PERMIT/APPEAL OF INSPECTOR OF BUILDINGS (\$500.00)
☒ VARIANCE (\$550.00)
☐ 40B COMPREHENSIVE PERMIT \$500.00 plus \$50.00 per individual unit
☐ 40B COMPRESHENIVE PERMIT \$250.00 plus \$25.00 per individual unit for
Local Initiative Program

NOTE TO CLERK:
DO NOT STAMP
WITHOUT INSPECTOR
OF BUILDINGS
APPROVAL

NO APPLICATION (EXCEPT FOR AN APPEAL OF THE INSPECTOR OF BUILDINGS) WILL BE ACCEPTED UNLESS EACH AND EVERY ITEM LISTED ON THE LAST PAGE OF THIS APPLICATION IS INCLUDED IN THE SUBMISSION. IF EACH AND EVERY ITEM IS NOT PROVIDED, YOUR APPLICATION MAY EITHER BE RETURNED TO YOU OR DENIED AT THE TIME OF THE HEARING FOR INCOMPLETNESS AND YOUR PROJECT WILL BE DELAYED.

Cases will be scheduled for a ZBA hearing only if your application has been (1) reviewed by the Inspector of Buildings, (2) time-stamped by the Town Clerk's Office, and (3) returned to the Building Department. **The Town Clerk office will not time-stamp your application without Certification by the Inspector of Buildings**

For Office Use Only

CERTIFICATE OF COMPLETENESS

Must be signed by the Inspector of Buildings prior to
Town Stamp

Peter J. Wilanay 3-30-23
Inspector of Buildings Signature Date

For Office Use Only

Building Permit Denied _____
Reason Denied _____
Date Initial ZBA Application Received _____
Date of Inspector's Review _____
Date Returned to Applicant _____
Reason for return _____

PROPERTY OWNER INFORMATION

PROPERTY OWNER'S NAME John Cowhig & Sherry Fuller

PROPERTY ADDRESS 8 Cedar St MAP/BLOCK/LOT 38/ 2/ 17

PROPERTY OWNER'S MAILING ADDRESS 8 Cedar St

PROPERTY OWNER'S PHONE NUMBER: _____ PROPERTY OWNER'S E-MAIL Family@cowhig.us

505-962-3948

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PROJECT PLANS REQUIRED FOR ALL APPLICATIONS

SITE PLAN--One (1) full size sets and **four (4)** copies (no larger than 11"x 17") drawn to not less than 1" = 20' scale and showing:

- ☒ a north arrow
- ☒ the name of the owner(s) and the street address of the property
- ☒ the name and address of person preparing the plan and the date of the plan
- ☒ Licensed surveyor/engineer's stamp
- ☒ all bordering street names
- ☒ the dimensions of the property lines and lot area (in square feet) of the lot to be built upon
- ☒ the locations and dimensions (including the square footage) of all existing and proposed buildings and other structures on the lot
- ☒ the distance to the property line(s) from all buildings and other structures on the lot
- ☒ the distance between all buildings and other structures on the lot
- ☒ all required setback distances
- ☒ all existing and proposed entrances and exits to both the lot and the buildings on the lot
- ☒ **ALL OF THE PROPOSED WORK MUST BE HIGHLIGHTED IN RED**

BUILDING PLANS and ELEVATIONS

One (1) full size set and **four (4)** copies (no larger than 11"x 17") drawn to not less than a ¼" = 1' scale and showing:

- ☒ a north arrow
- ☒ the name of the owner(s) and the street address of the property
- ☒ the name and address of person preparing the plan, and the date of the plan
- ☒ the exterior elevations (including windows, doors, porches, steps and other architectural features
- ☒ the interior floor plans including all dimensions
- ☒ ~~for accessory apartments include floor area measurements/calculation as per ZBL-196-13.C(3)~~
- Subsequent plan revisions shall be so noted
- ☒ **ALL PROPOSED WORK MUST BE HIGHLIGHTED IN RED**

APPLICATION PACKET SHALL INCLUDE

One (1) full size set and **four (4)** copies of the following (collated into applications)

1. ☒ Application time-stamped by the Town Clerk;
2. ☒ Certified Abutter's List
3. ☒ Postage Fee Form
4. ☒ ~~Authorization for Publication Form~~
5. ☒ Deed
6. ☒ Plot Plan
7. ☒ Architectural Plans
8. ☒ Photographs of the Property
9. ☒ Application fee (in the original application only, do not copy)

☒ **Electronic version of the complete application, including plans in PDF Format on flash drive if the information cannot be emailed as a single document to the ZBA Secretary.**

APPLICANT INFORMATION (IF DIFFERENT FROM OWNER)

NAME _____

RELATIONSHIP TO PROPERTY OWNER (for example, spouse, attorney, architect, etc.) _____

APPLICANTS MAILING ADDRESS _____

APPLICANT'S PHONE NUMBER: _____ APPLICANT'S E-MAIL _____

OWNER AUTHORIZATION

I, _____, as Owner of the subject property hereby authorize
_____ to act on my behalf in all matters relative to this
application.

Signature of Owner

Date

OWNER OR AUTHORIZED AGENT DECLARATION

I, _____, as Owner of the subject property hereby
authorize _____ to act on my behalf in all matters relative to
this application

Signature of Owner or Authorized Agent

Date

PURPOSE OF APPLICATION AND DESCRIPTION OF PROJECT

Purpose of Application: ☐Special Permit ☒Variance ☐Appeal of Inspector of Buildings ☐Comprehensive Permit

Description of Project:

12x22 addition to enclose stairs

Applicable Section(s) of Zoning Bylaw for which relief is sought:

Does the property, structure and/or use conform to the current Zoning Bylaw? No

If not, describe the non-conformity (lot size, setback, use, frontage, etc.) Frontage

ZONING DISTRICT: ☐ R-A ☐ B-1 ☐ B-2 ☐ M ☐ O ☐ ELDERLY ☐ POND WATERSHED OVERLAY ☐ WIRELESS COMMUNICATION SERVICES
☐ FLOODPLAIN ☐ SOLAR OVERLAY

DATE LOT WAS CREATED: _____ DATE STRUCTURE WAS BUILT: _____

DEED (Copy must be attached. Deed may be downloaded and printed from www.salemdeeds.com):

[BOOK _____ PAGE _____] OR [CERTIFICATE NO. _____ DOCUMENT NO. _____]

POSTAGE FEE CALCULATION

POSTAGE FEE

In accordance with Article X, Section 196-49 of the Zoning bylaw of the Town of Boxford, you are required to pay the postage costs for the abutter notification of your application and decision.

The following is the formula used for determining the postage costs for each application:

Number of Certified Abutters

(including applicant & representative)

Notice of Hearing)

$$\underline{16} \times \$8.10 = \underline{129.6}$$

Number of Surrounding Towns & MVPC

$$9 \times \$8.10 = \$72.90$$

Number of Certified Abutters **(including applicant & representative)**

Notice of Decision

$$\underline{16} \times \$0.60 = \underline{9.6}$$

TOTAL AMOUNT OWED FOR POSTAGE FEE

$$\underline{\$ 212.10}$$

Please remit a check separate from the filing fee, payable to the Town of Boxford, for the total amount owed for postage.

38-2-17, 8 CEDAR STREET, BOXFORD ABUTTERS LIST
ZONING BOARD OF APPEALS 300'

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
38-01-23	171 TOPSFIELD RD	CUDDY STEVEN F.	CUDDY BROOKE A.	171 TOPSFIELD RD	BOXFORD	MA	01921
38-01-24	173 TOPSFIELD RD	PIZZI STEPHEN M JR.	SANTIANO JULIE	173 TOPSFIELD RD	BOXFORD	MA	01921
38-01-25	181 TOPSFIELD RD	LOMBARDO RICHARD L		181 TOPSFIELD RD	BOXFORD	MA	01921
38-02-11-1	LOT1 FULLER FARM RD	FAY BROCK J	FAY JESSICA B	2 FULLER FARMS RD	TOPSFIELD	MA	01983
38-02-11-2	6 FULLER FARM RD	WILMOT JEFFREY W	WILMOT MEGHAN L	6 FULLER FARMS RD	TOPSFIELD	MA	01983
38-02-11-3	LOT3 FULLER FARM RD	FITZSIMMONS JOHN J	FITZSIMMONS PAULA LIA	8 FULLER FARMS RD	TOPSFIELD	MA	01983
38-02-12	17 CEDAR ST	MCALLISTER PETER A	MCALLISTER MAUREEN R	17 CEDAR ST	BOXFORD	MA	01921
38-02-13	9 CEDAR ST	MCELLIGOTT, FRANCIS X	MCELLIGOTT, MARY-JO	9 CEDAR ST	BOXFORD	MA	01921
38-02-14	7 CEDAR ST	TURNER IV ANTHONY J	MAUREEN E TURNER	7 CEDAR ST	BOXFORD	MA	01921
38-02-15	182 TOPSFIELD RD	CURLEY SEAN M		182 TOPSFIELD RD	BOXFORD	MA	01921
38-02-16	176 TOPSFIELD RD	BRUNO, MARC	BRUNO, MARLENE	176 TOPSFIELD RD	BOXFORD	MA	01921
38-02-17	8 CEDAR ST	COWHIG JOHN W JT	FULLER SHERRY H	8 CEDAR ST	BOXFORD	MA	01921
38-02-18	12 CEDAR ST	GAUDET RICHARD A TE	VIRGINIA F GAUDET	12 CEDAR ST	BOXFORD	MA	01921
38-02-19	18 CEDAR ST	GUARAGNA DAVID J TE	GUARAGNA JESSICA C	18 CEDAR ST	BOXFORD	MA	01921
38-02-22	14 CEDAR KNOLL	LUTHER DEBRA K. TR	THE DEBRA K. LUTHER REVOCABLE LIVING TR	14 CEDAR KNOLL	BOXFORD	MA	01921
38-02-25	TOPSFIELD RD	ZINNA JOHN MARIE & CHRISTINA TR	ZINNA FAMILY IRR TRUST	76 CLIFF AVENUE	WINTHROP	MA	02152

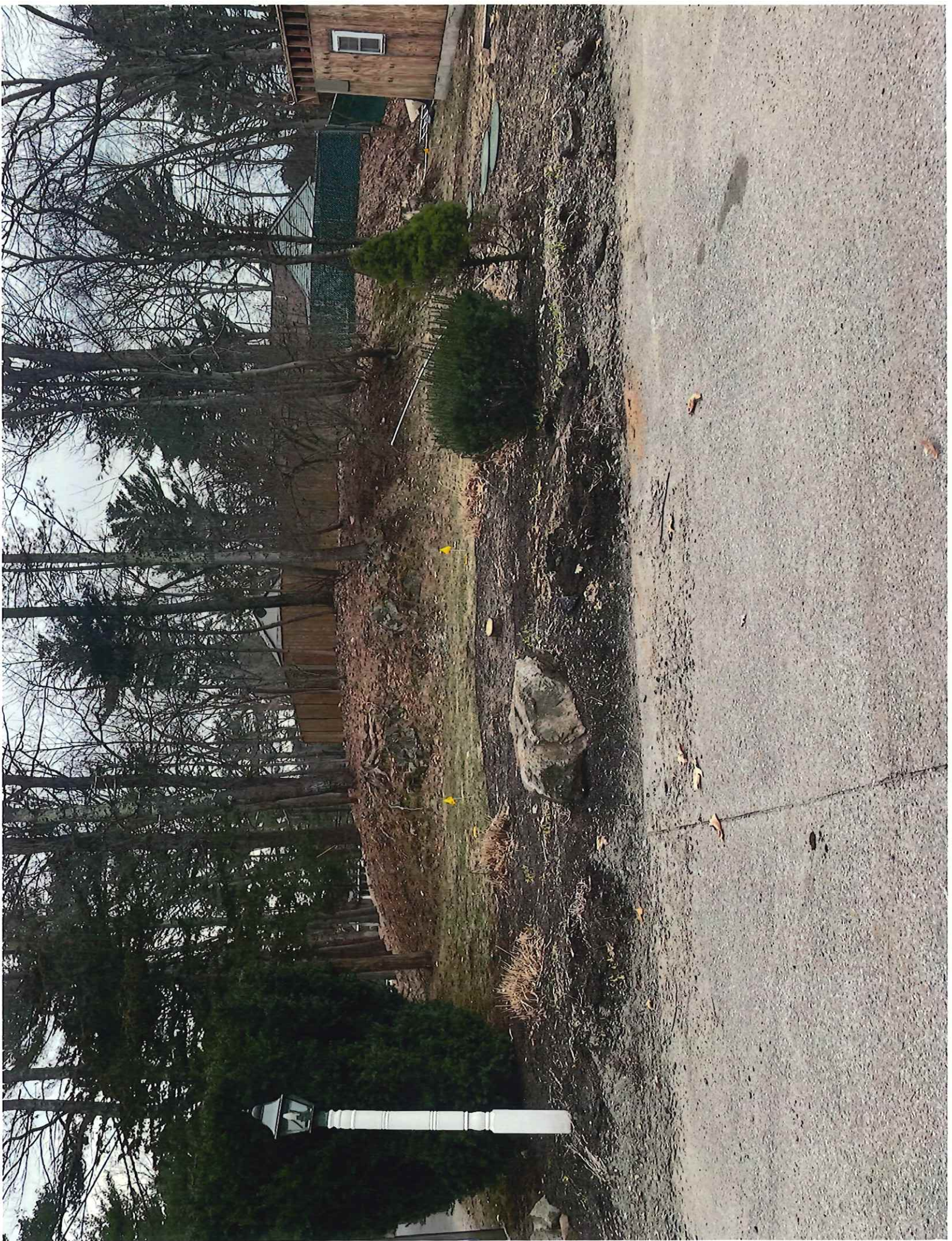
CERTIFIED COPY

3/23/2023

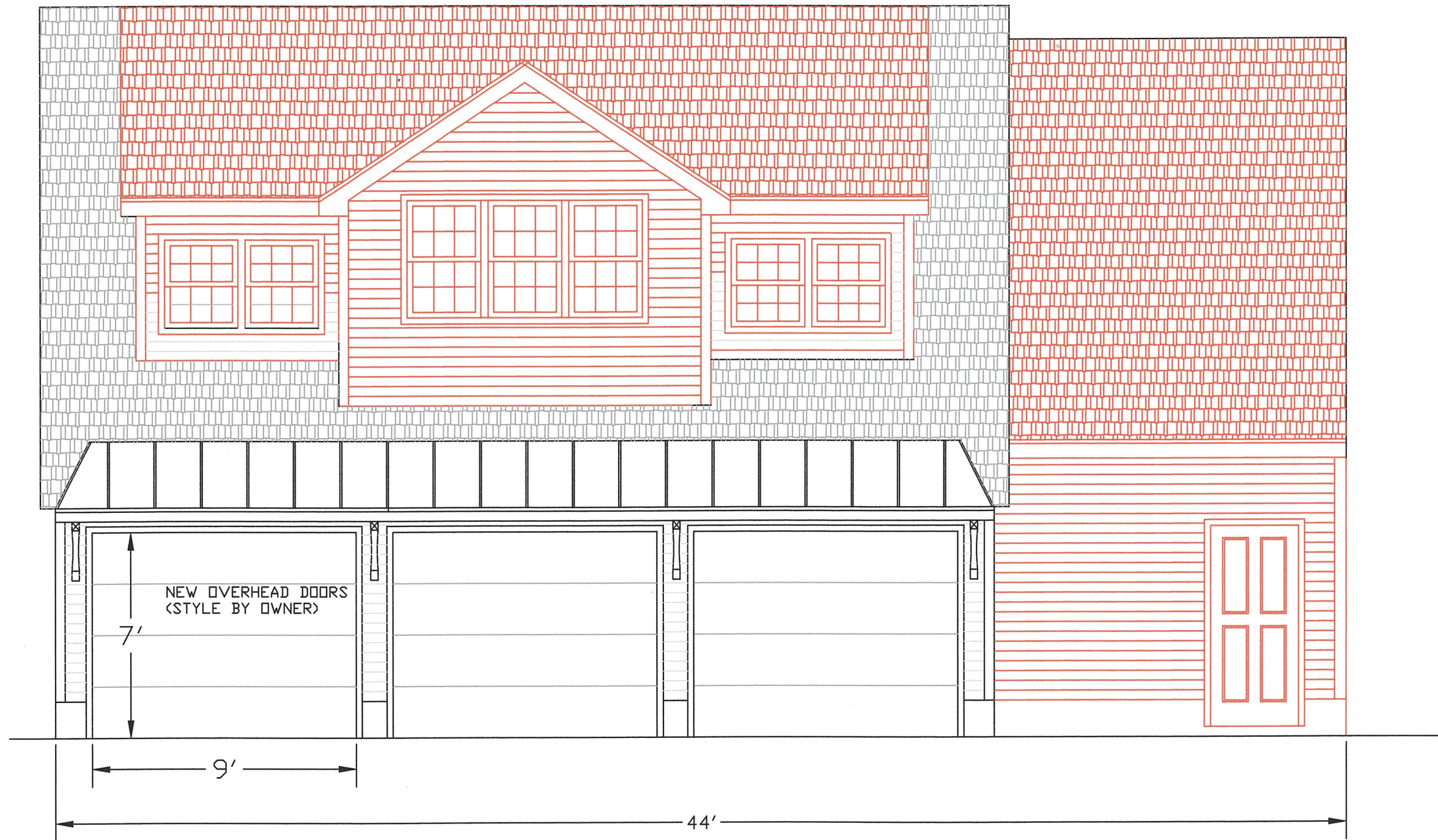
Stacey Fournier











ARCHITECTURAL DRAWINGS RMW FRONT ELEVATION	COWHIG RESIDENCE		
	8 CEDAR ST BOXFORD MA		
1/4"=1'-0"	GARAGE MAKEOVER	12/27/2022	10F11

QUITCLAIM DEED

We, Andrew J. Wood and Charlyce A. Wood, of Boxford, Massachusetts for consideration paid in the amount of Two Hundred Sixty-Three Thousand Seven Hundred Fifty (\$263,750.00), Dollars grant to John W. Cowhig and Sherry H. Fuller, as joint tenants with right of survivorship, of 8 Cedar Street, Boxford, Essex County, Massachusetts, with quitclaim covenants: both

The land in Boxford, County of Essex, Commonwealth of Massachusetts, with the buildings thereon, situated on the northwesterly side of Carol Road (now known as Cedar Street), a private way in said Boxford, being Lot 3, containing 1.26 acres as shown on plan entitled "Plan of Land owned by Melvin W. Smallwood, Boxford, Mass." Scale 1"=200', R. B. Parkhurst, Surveyor, Boxford, Mass., dated April, 1955, recorded with the Essex South Registry of Deeds, Book 4388, Page 354, bounded and described as follows:

SOUTHEASTERLY by Carol Road, 200 feet;

SOUTHWESTERLY by Lot 1, as shown on said plan, 270 feet;

NORTHWESTERLY by land now or formerly of Jones, 200 feet and 10:37 inst. 224

NORTHEASTERLY by Lot 5, as shown on said plan, 310 feet.

BK 14996 PG 462

Together with the right to use Carol Road for all purposes for which public streets are used in the Town of Boxford.


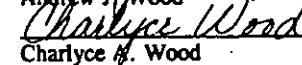
08/03/98 10:37 Inst 224

Said premises are conveyed subject to and together with the benefit of easements and restrictions of record, if any, insofar as the same may now be in force and applicable to said premises.

Meaning and intending to convey and hereby conveying the same premises described in deed of grantor recorded in Book 7884 , Page 595.

Witness our hands and seals this 24th day of July, 1998

CANCELLED
DEEDS
ESSEX
08/03/98
TAX 1203:84
CASH 1203:84
1231A000 10:30
EXCISE TAX

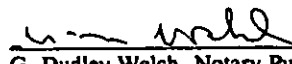

Andrew J. Wood

Charlyce A. Wood

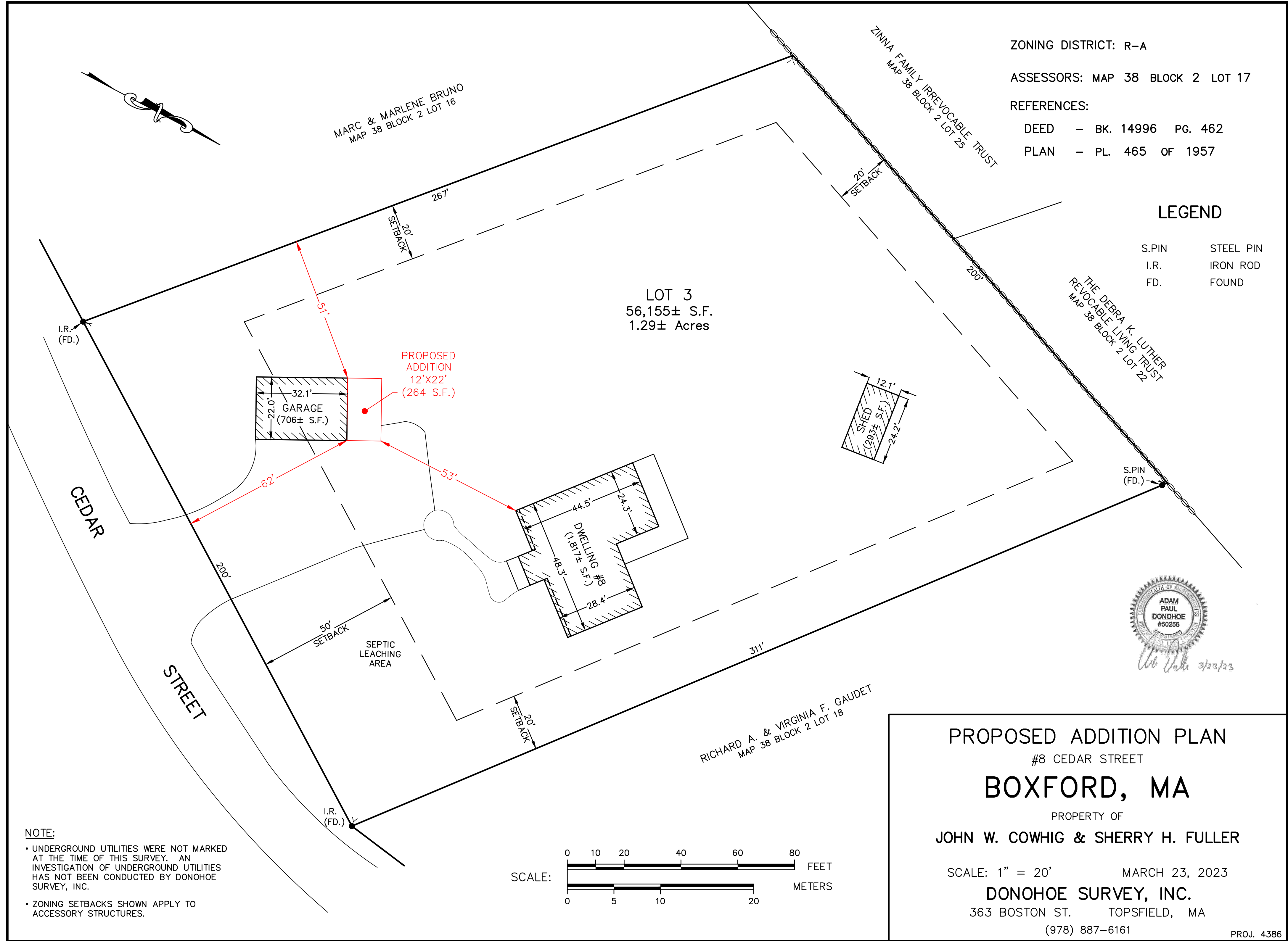
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

July 24, 1998

Then personally appeared the above named Andrew J. Wood and Charlyce A. Wood and acknowledged the foregoing instrument to be their free act and deed, before me,


G. Dudley Welch, Notary Public
My Commission expires: June 10, 1999



PROPOSED ADDITION PLAN

#8 CEDAR STREET

BOXFORD, MA

PROPERTY OF

JOHN W. COWHIG & SHERRY H. FULLER

SCALE: 1" = 20'

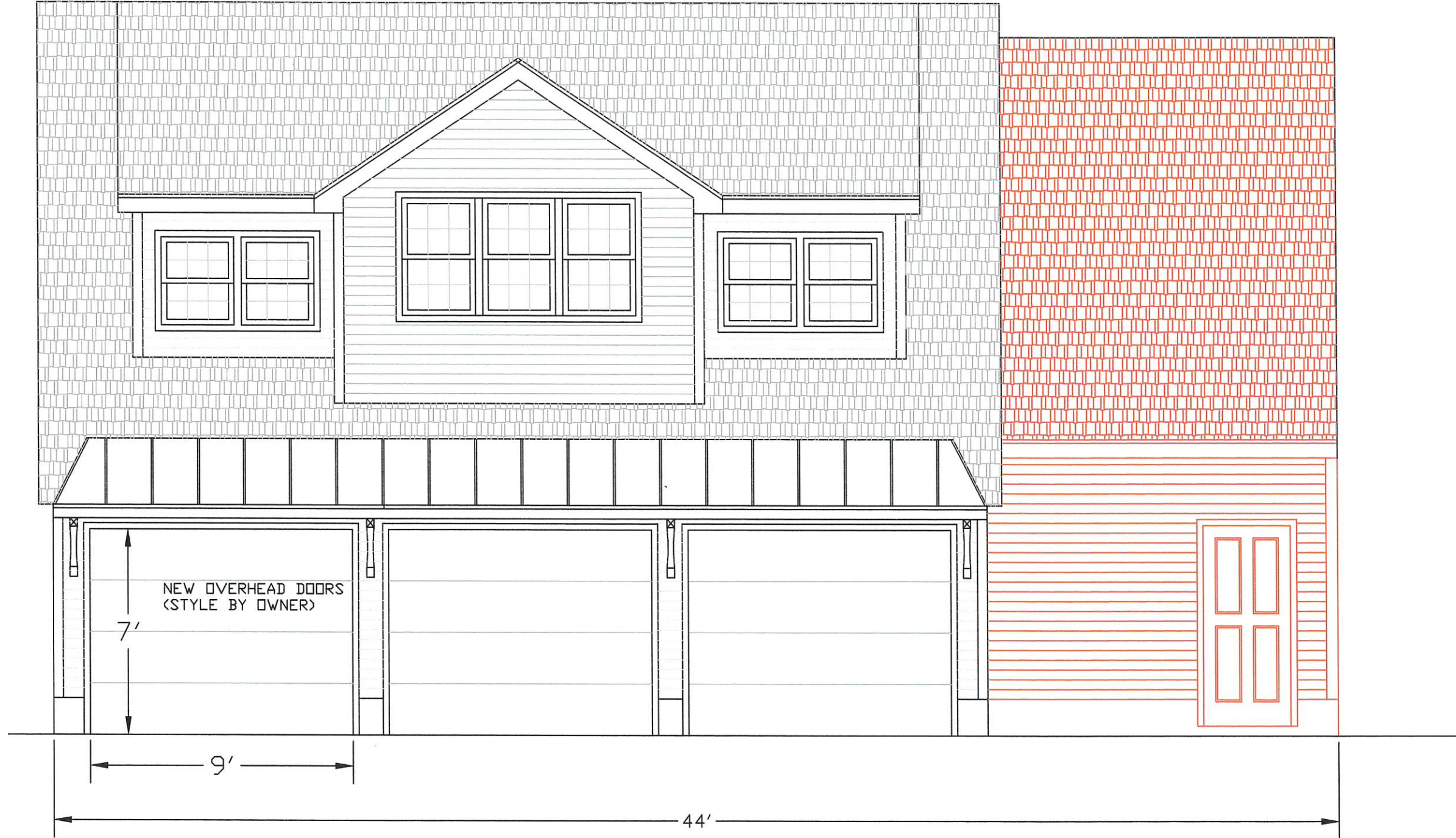
MARCH 23, 2023

DONOHUE SURVEY, INC.

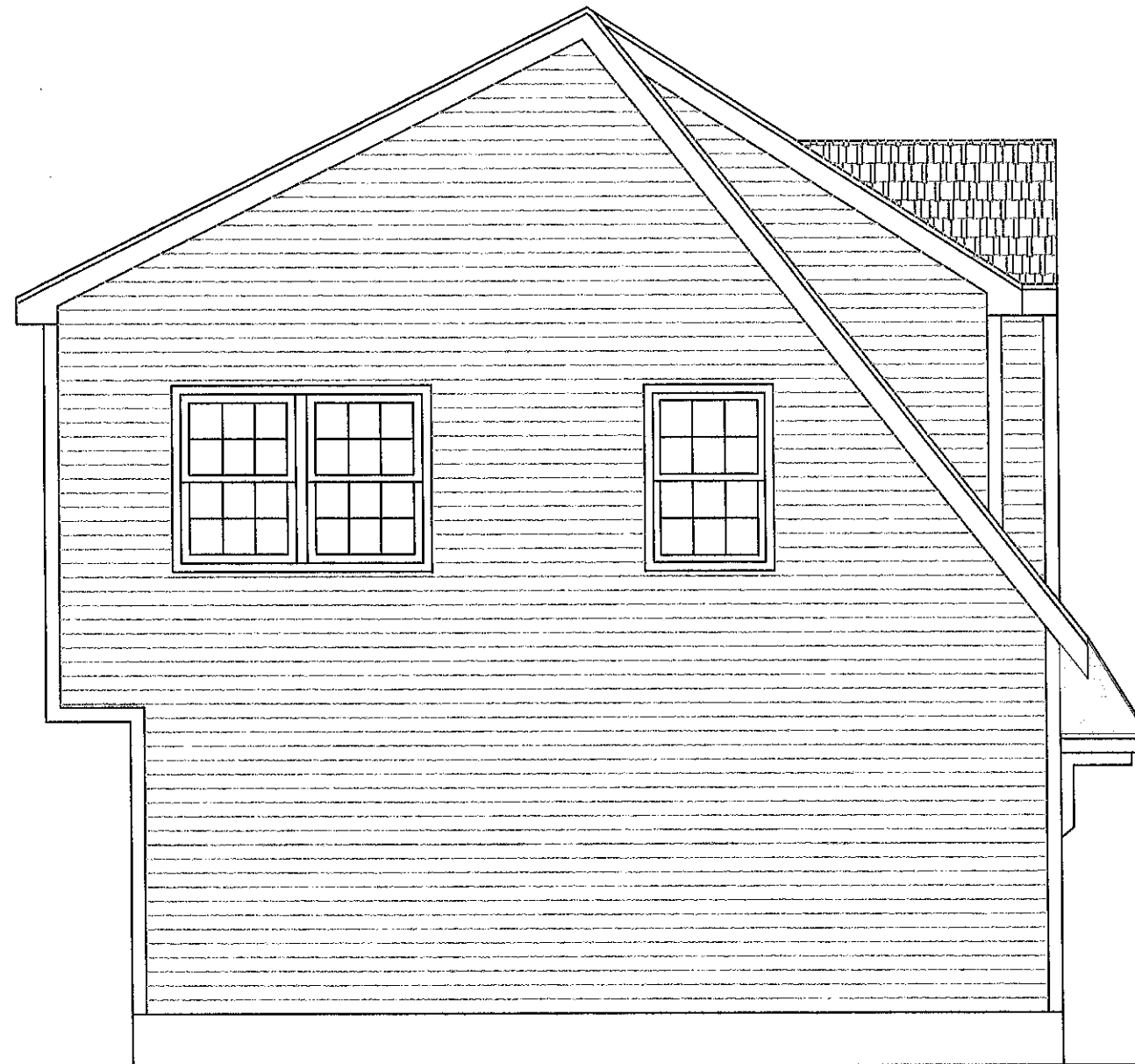
363 BOSTON ST. TOPSFIELD, MA

(978) 887-6161

PROJ. 4386



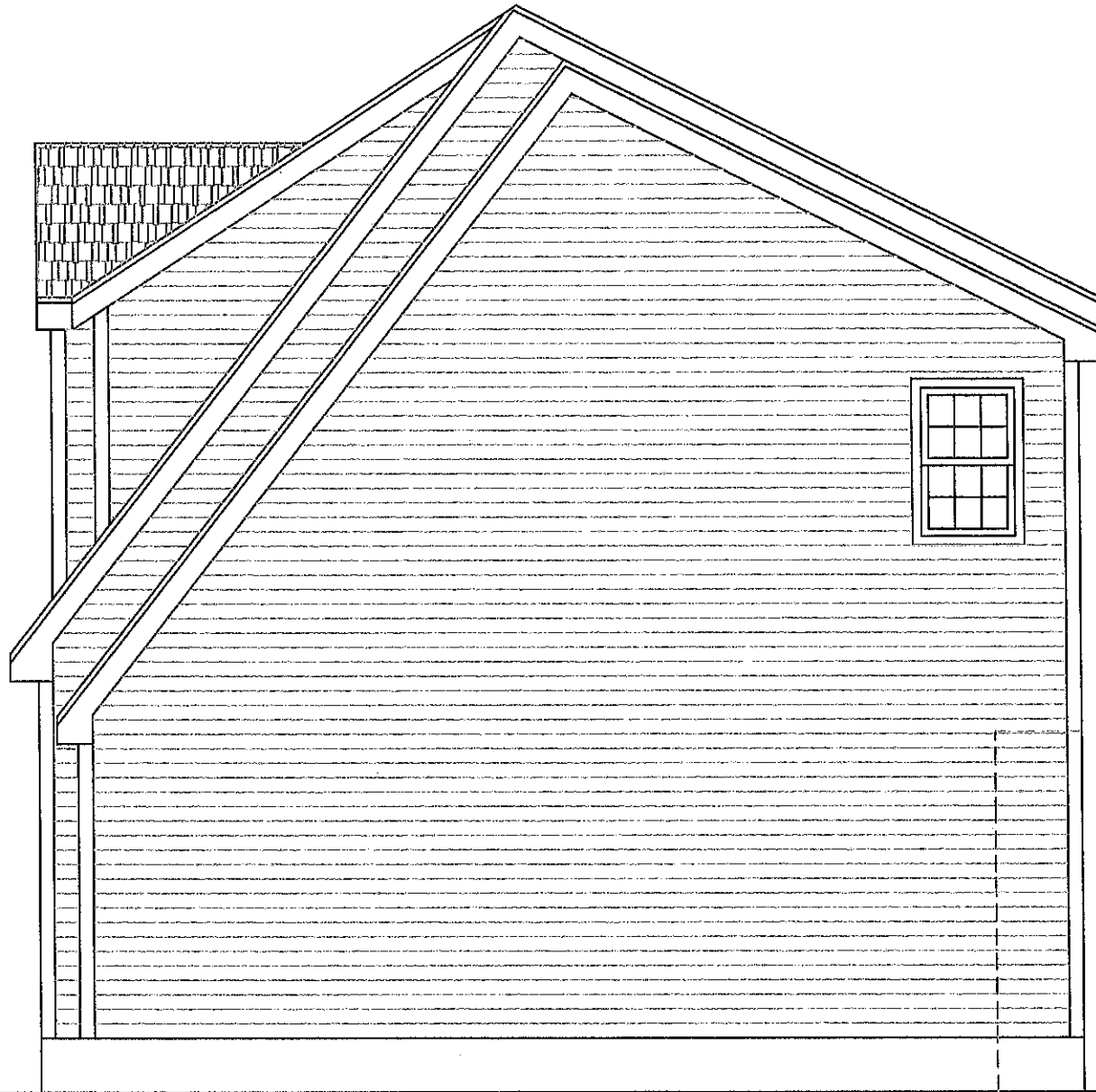
 <p>ARCHITECTURAL DRAWINGS RMW FRONT ELEVATION</p>	COWHIG RESIDENCE		
	8 CEDAR ST BOXFORD MA		
1/4"=1'-0"	GARAGE MAKEOVER	12/27/2022	10F11



LEFT ELEVATION

1/4"=1'-0"

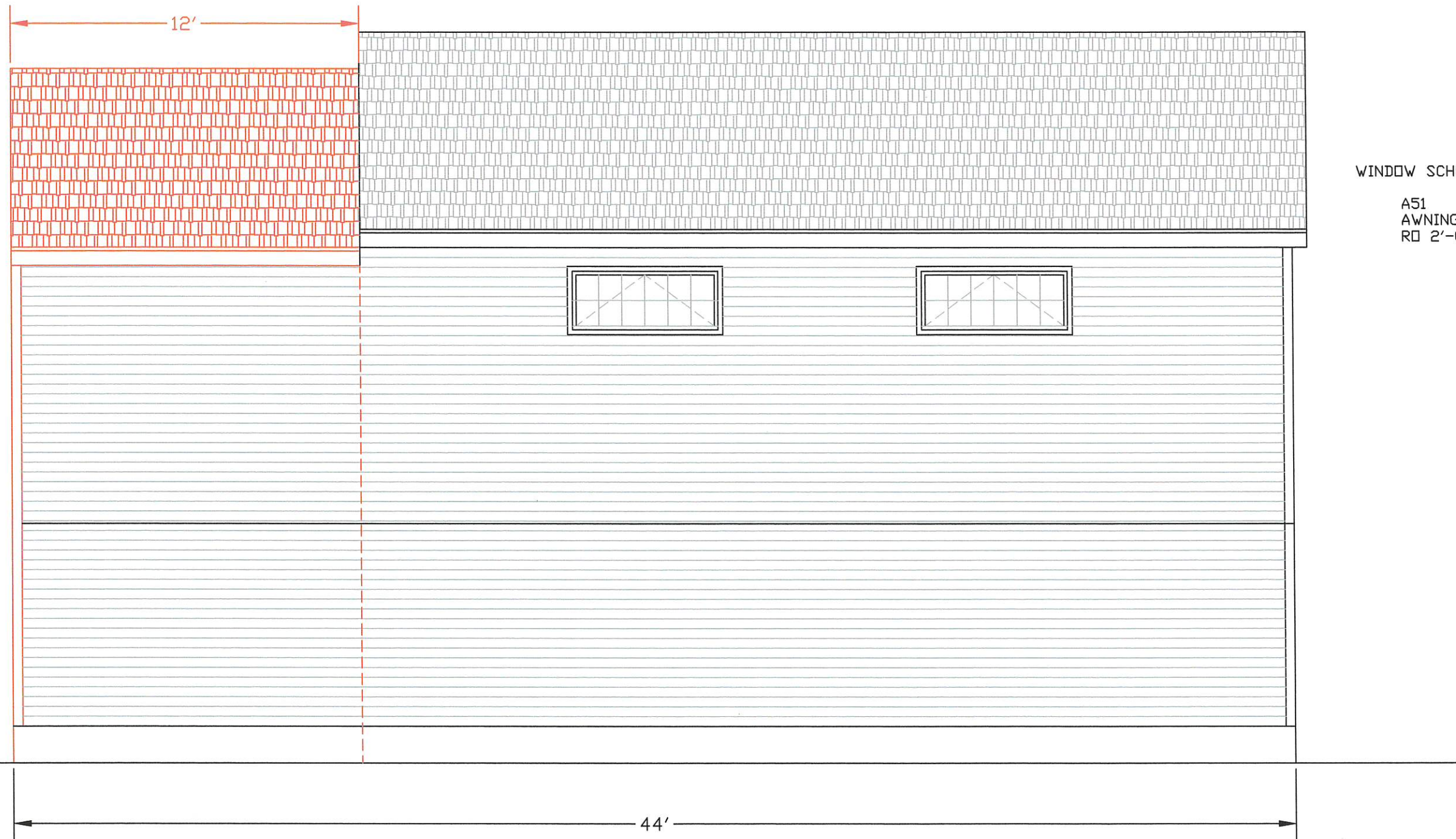




RIGHT SIDE ELEVATION

1/4"=1'-0"

3



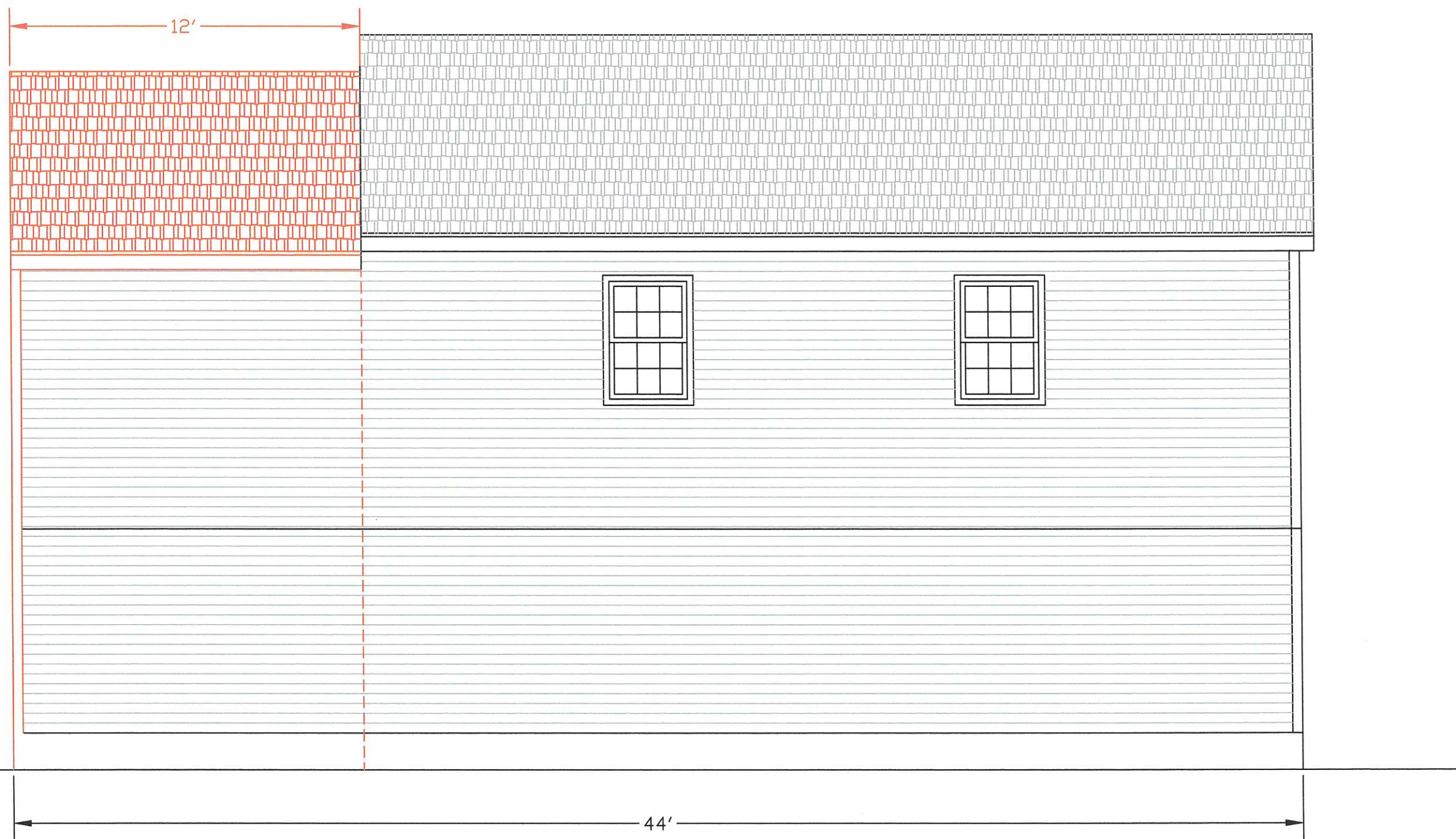
WINDOW SCHEDULE

A51
AWNING WINDOW
RD 2'-0-5/8" X 5'-0-3/8"

REAR ELEVATION

1/4"=1'-0"

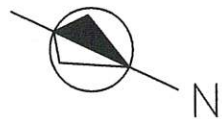
[4]



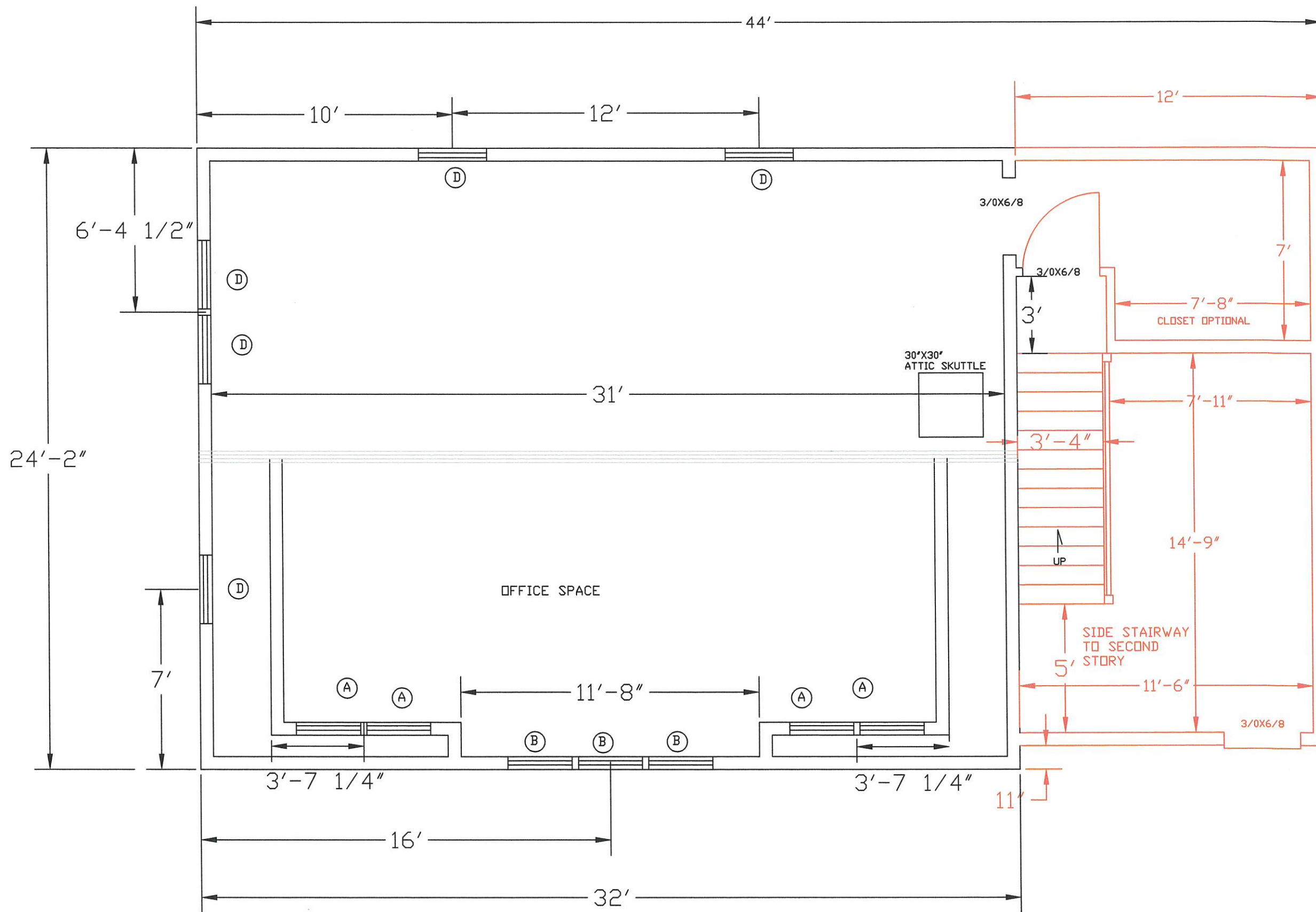
REAR ELEVATION

1/4"=1'-0"

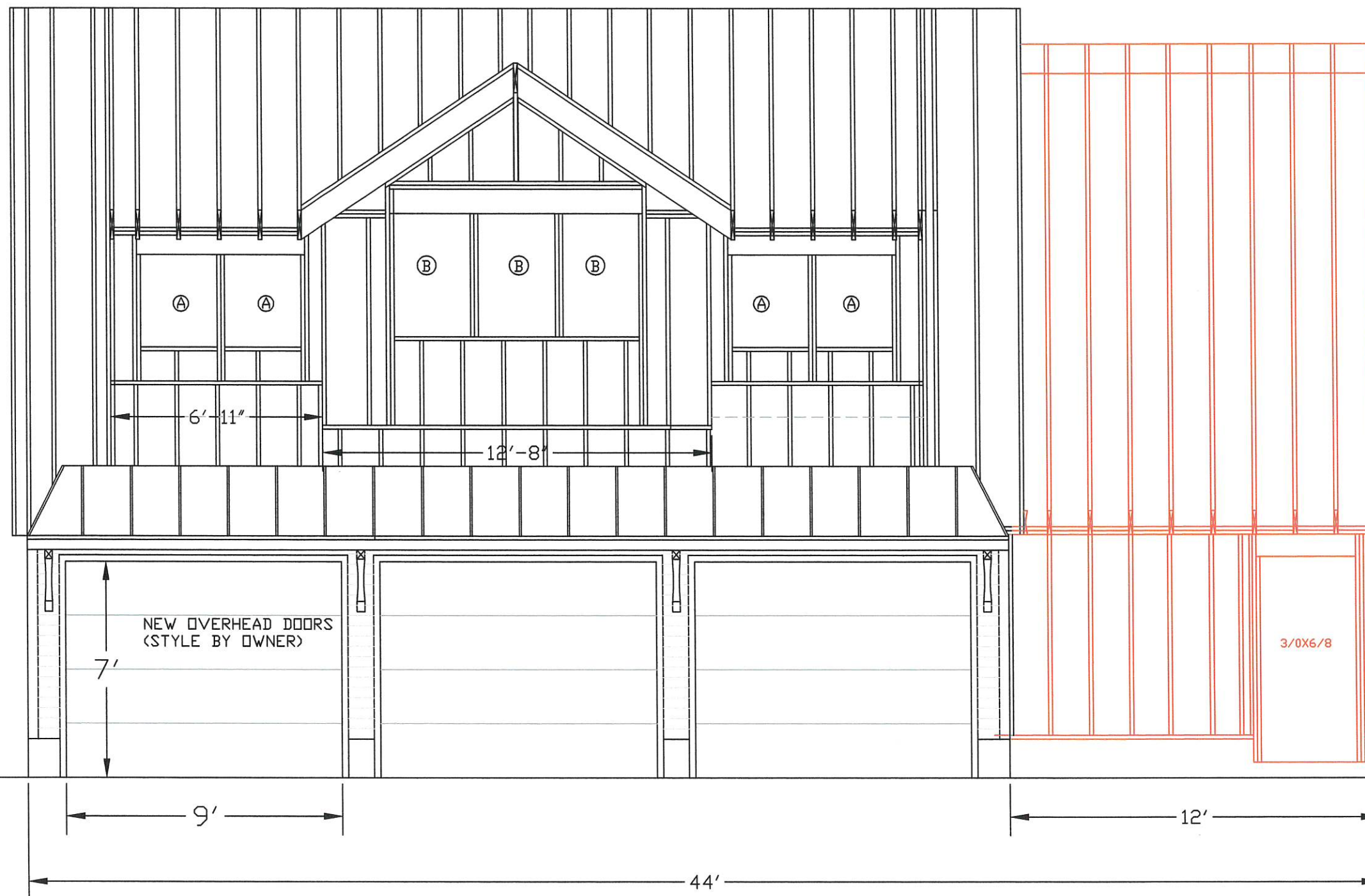
4



- (A) TW24210
RD 2'-6 1/8" X 3'-0"
- (B) TW24310
2'-6-1/8" X 4'-0-7/8"
- (C) TW2032
RD 2'-2-1/8" X 4'-0-7/8"
- (D) TW26310
RD 2'-8-1/8" X 4'-0-7/8"



FLOOR PLAN
1/4"=1'-0"
5



FRONT DETAIL
1/4"=1'-0"
[6]

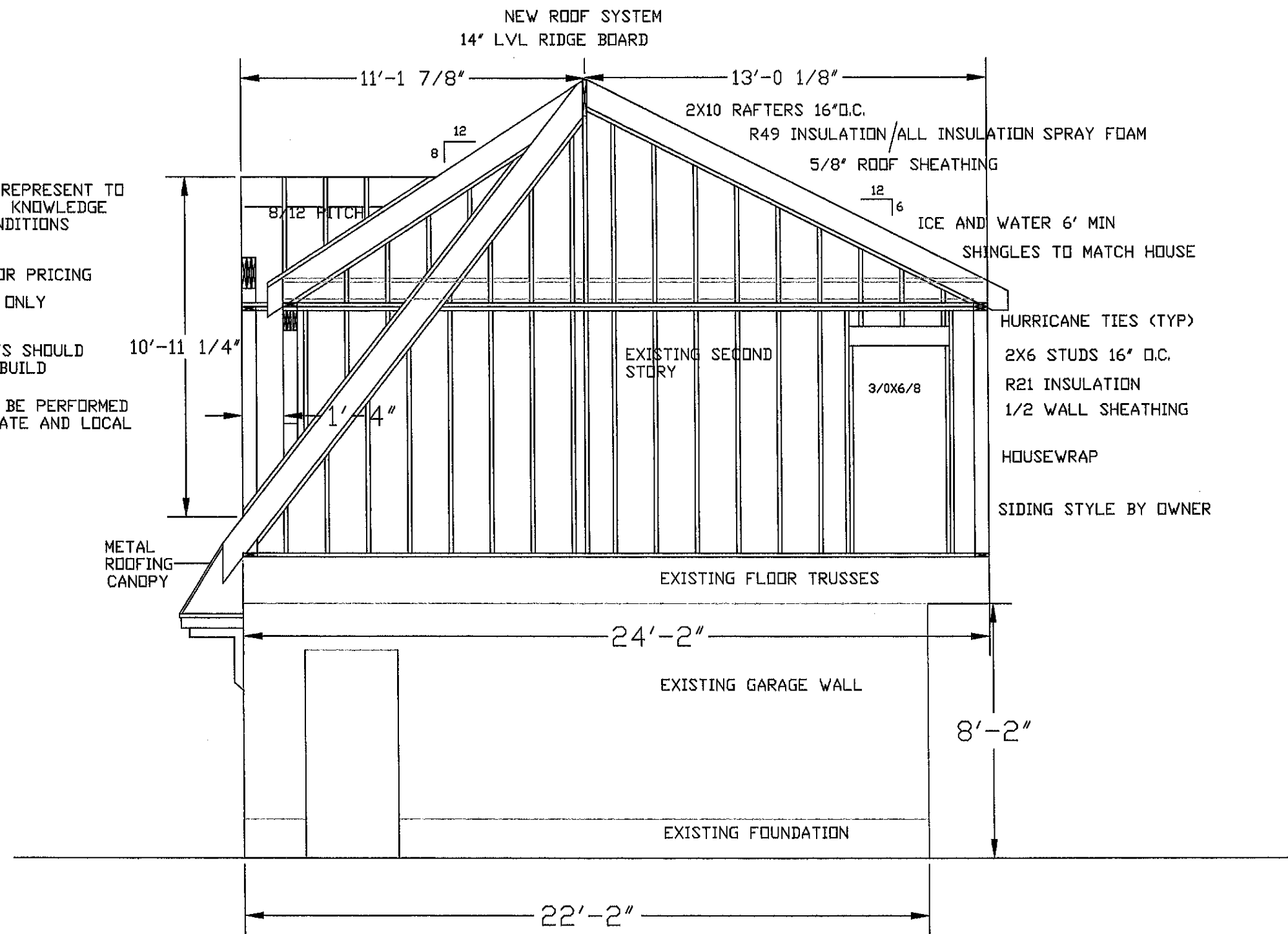
NOTE:

THESE DRAWINGS REPRESENT TO
THE BEST OF OUR KNOWLEDGE
THE EXISTING CONDITIONS

DRAWINGS ARE FOR PRICING
AND INFORMATION ONLY

ALL MEASUREMENTS SHOULD
BE VERIFIED AT BUILD

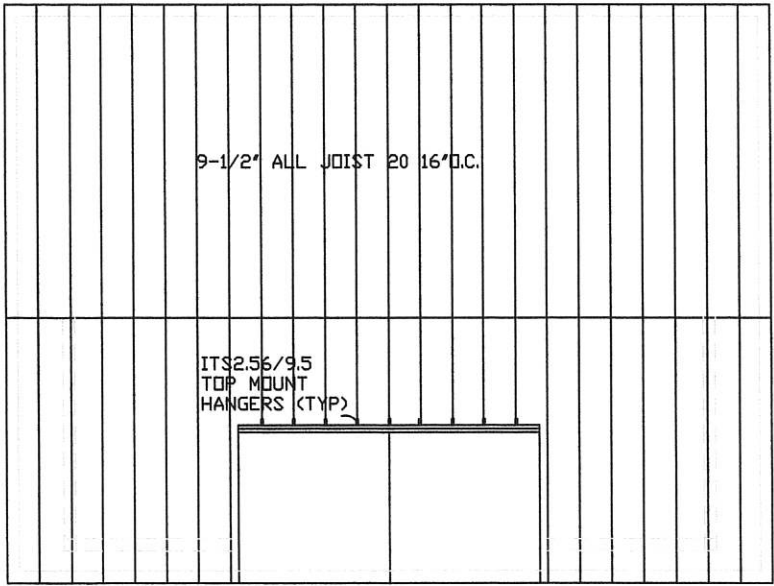
ALL WORK SHALL BE PERFORMED
ACCORDING TO STATE AND LOCAL
BUILDING CODES



RIGHT SIDE DETAIL

1/4"=1'-0"



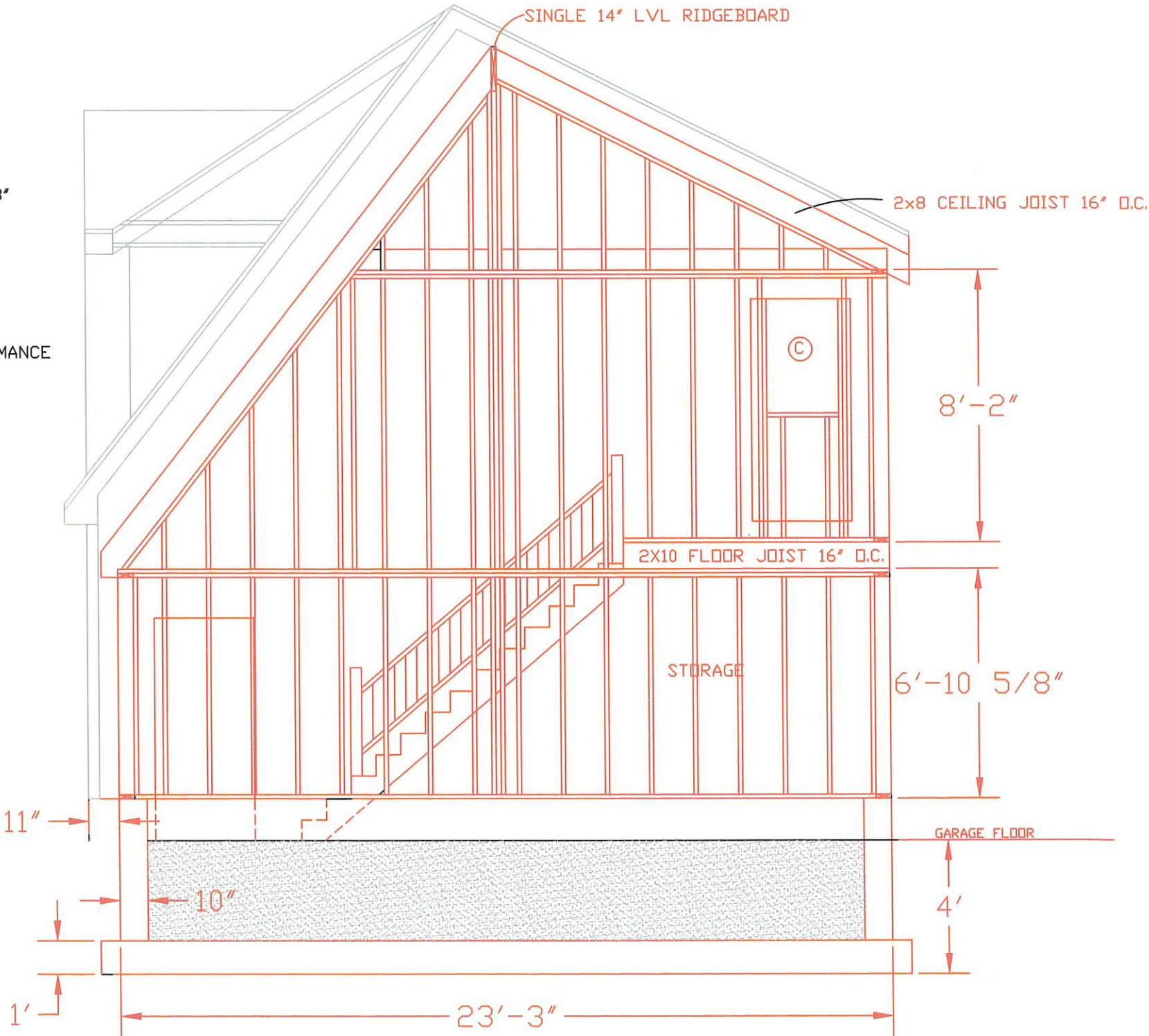


FLOOR DETAIL
INFORMATION ONLY
NTS

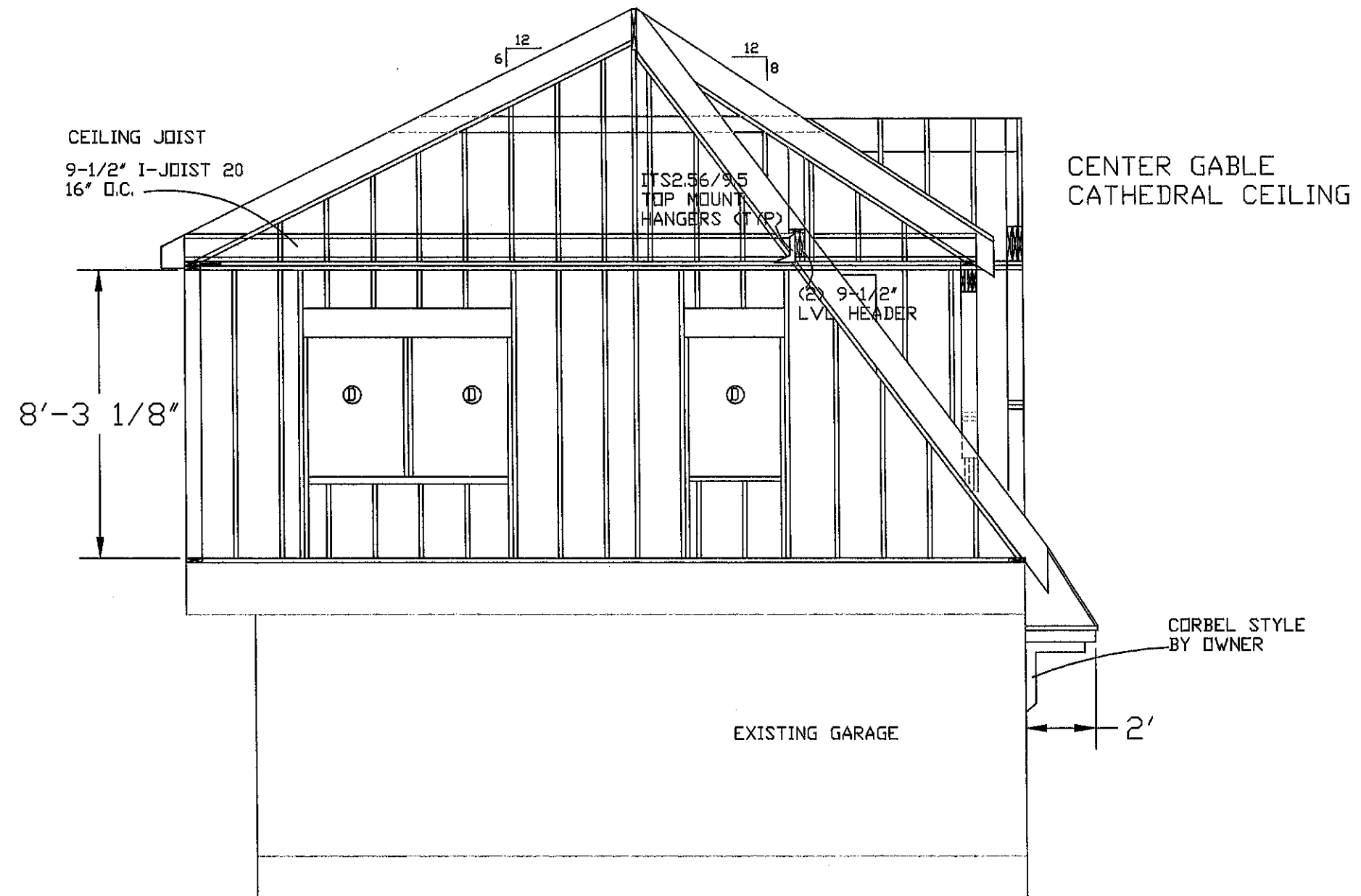
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RD 2'-6-1/8"X3'-4'-0-7/8"
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RD 2'-2-1/8"X4'-0-7/8"
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RD 2'-8-1/8"X4'-0-7/8"

ALL WINDOWS HIGH PERFORMANCE
LOW-E4 HEATLOCK GLASS
U-FACTOR-0.26

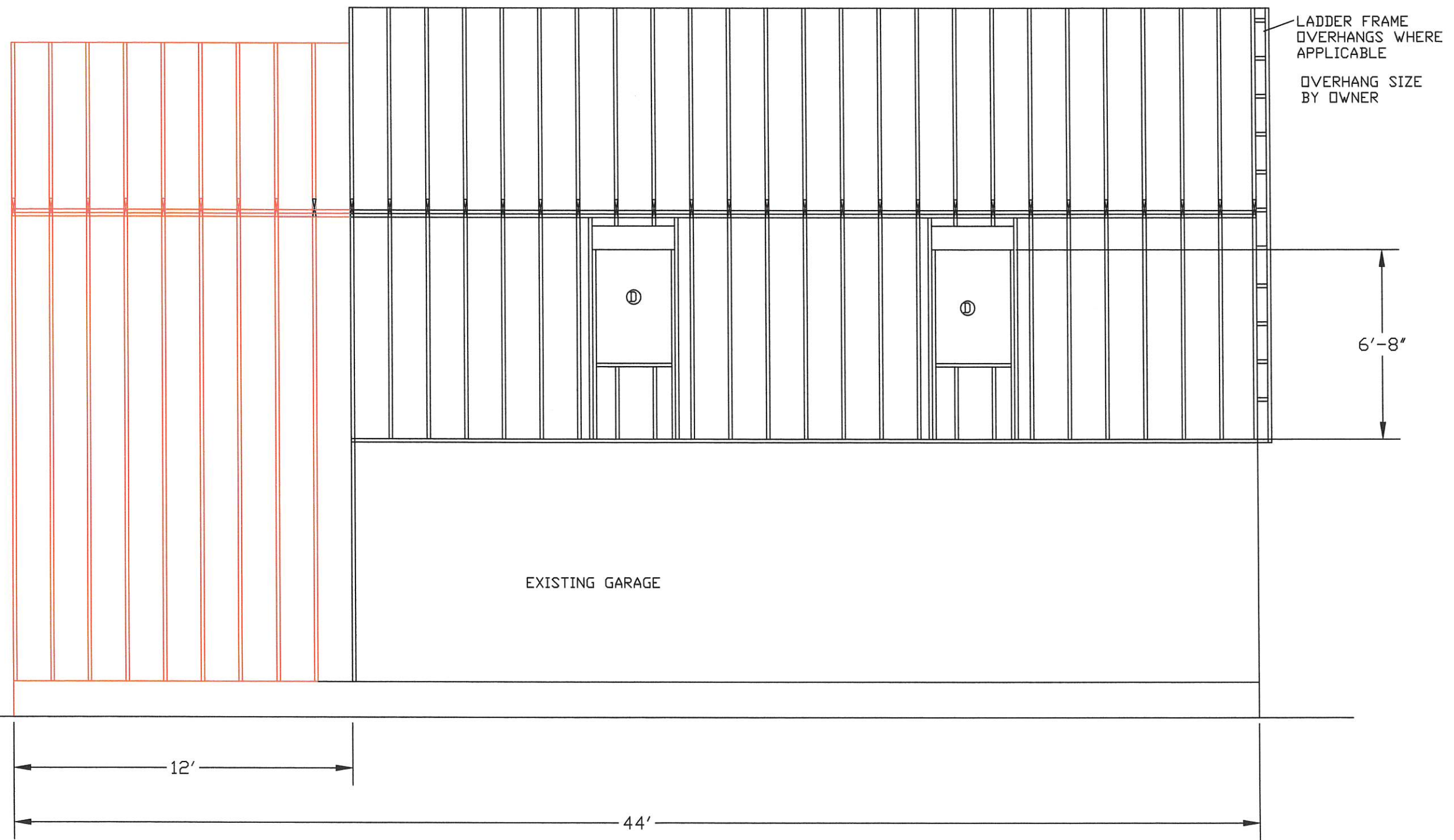


SIDE ENTRANCE STAIRWAY
1/4"=1'-0"

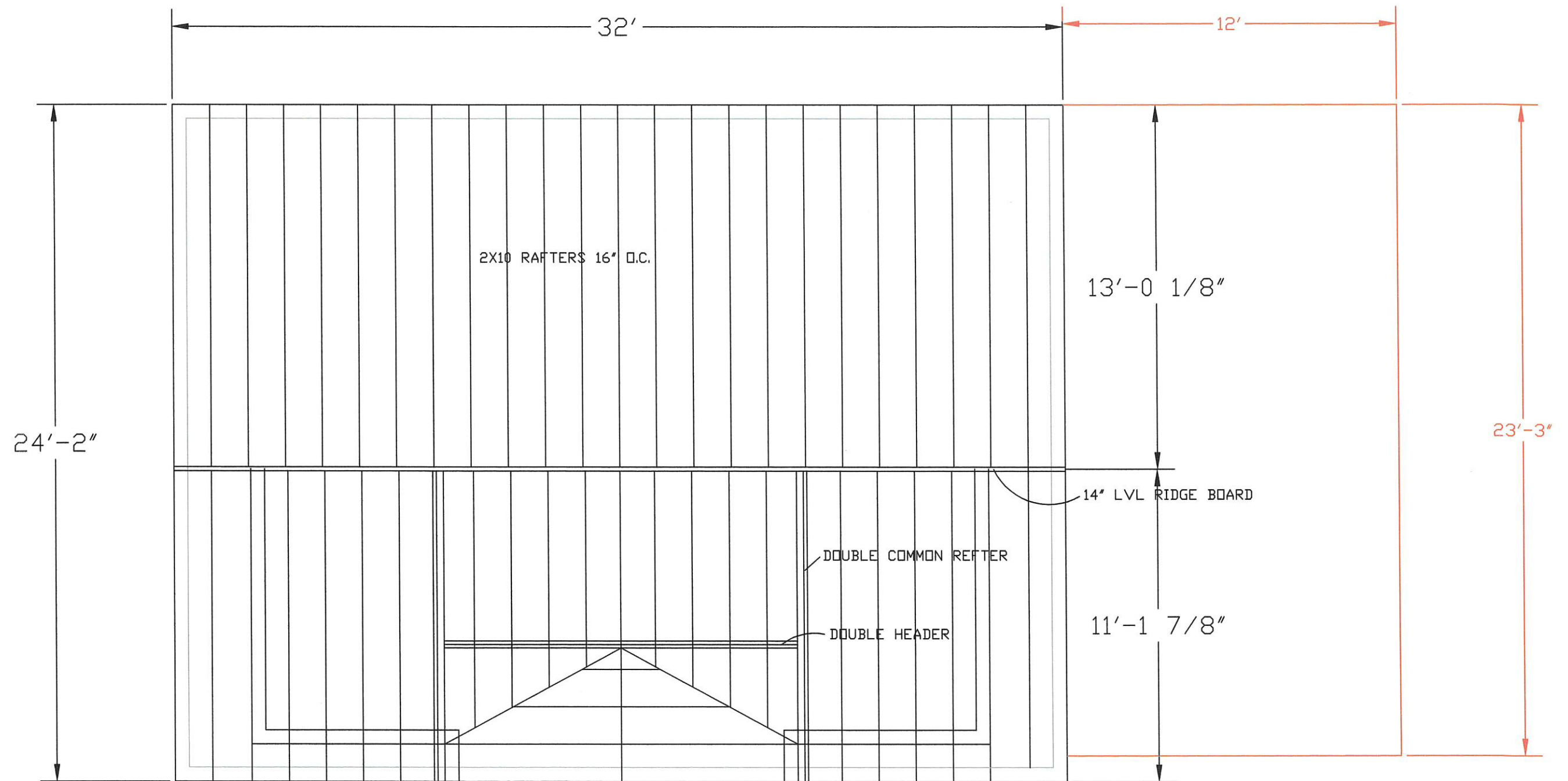


LEFT SIDE DETAIL

1/4"=1'-0"



REAR DETAIL
1/4"=1'-0"
10



ROOF DETAIL
1/4"=1'-0"