



The Commonwealth of Massachusetts
Town of Avon

TOWN OF AVON
2022 JUN 30 A 9:55

TOWN CLERK

(This form to be filed with Town Clerk with the required fee)

TO THE BOARD OF APPEALS:

The undersigned hereby petitions the Avon Board of Appeals for a hearing to vary the terms of the Zoning by-laws of the Town of Avon, Acts of 1977 as amended or for a Special Permit at premises know as:

Street Address: 188 Page Street
Map/Block/Lot: C6/2/33

In the following respect:

Seeking waiver from minimum frontage requirement of 200' to 182.65', regulation 255-6.4

Or any limitation, extension, change, alteration or modification of use, or method of use as may at hearing appear as necessary or proper in the premises.

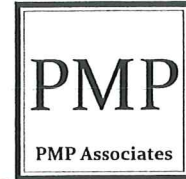
State briefly reasons for Variance / Special Permit:

The site currently has 182.65' of frontage which is less than the 200' minimum requirement as per regulation 255-6.4. See attached narrative.

Petitioner Cynthia Edwards
By Cynthia Edwards
Address 64 Hillsdale St, Dorchester, MA 02124
Telephone Number 617-201-1633

PMP Associates

REGISTERED PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
200 NORTH BEDFORD STREET · EAST BRIDGEWATER, MA 02333
PHONE: 508-378-3421 · WWW.PMPASSOC.COM



June 28, 2022

Town of Avon
Zoning Board of Appeals
65 East Main Street
Avon, MA 02322

Re: 188 Page Street, Avon, MA
JDE Project Number: 02-2021-074

Dear Mr. Chairman and Members of the Board,

The locus property is located at 188 Page Street and lies in the Residence-Suburban B (Res-R40) Zone. The property has 62,256 s.f. of area and 182.65' of frontage. Our client wishes to tear down the existing dwelling and build a 4-unit multi-family townhouse style building.

The property currently has an unoccupied dwelling and a detached one car garage, both in need of major repairs. The majority of the property is wooded with the grade rises from the street to the rear of the property. PMP Associates has performed soil testing on the site and has determined that it is suitable to handle the wastewater for a 4-unit building.

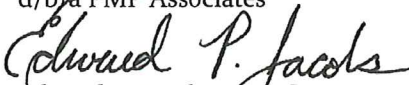
As stated above, the property has more than the required 60,000 s.f. of area required by the by-law and the proposed building will meet, or exceed, all yard setback requirements needed to fulfill the zoning setback regulations. The only thing lacking is frontage which is 17.35' short of the 200.00' minimum requirement.

Out of all the requirements needed to fulfill the Zoning By-Law I believe, for this property at least, frontage to be the least impactful. I believe if the property lacked the required area, or didn't meet the yard setback requirements, that may be construed as being detrimental to the neighborhood, but a building that has more than the required area and meets, or exceeds, all the yard setback requirements will not, in my opinion, be considered detrimental to the neighborhood.

182.65' of frontage is adequate to fit a driveway and provide safe site distance for entering and exiting the site. The site lays out really well on the property with parking to the rear of the building and hidden from street view.

Please contact me immediately, if you have any questions or require any additional information.

Thank you,
Jacobs Driscoll Engineering, Inc.
d/b/a PMP Associates


Edward P. Jacobs R.P.L.S.
Partner, Principal Surveyor

CURRENT OWNER
 SCHERBER MARY R (LIFE ESTATE)
 SHARON L SCHERBER
 188 PAGE ST
 AVON, MA 02322
 Additional Owners:

UTILITIES
 Other ID: 00C6002033
 Subdivision
 Photo
 Ward
 Precinct

TOPO	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED VALUE	ASSESSED VALUE
				RESIDENTL	1010	93,200	93,200
				RES LAND	1010	157,600	157,600
				RESIDENTL	1010	2,600	2,600
				CURRENT ASSESSMENT			
				RESIDENTL	1010	93,200	93,200
				RES LAND	1010	157,600	157,600
				RESIDENTL	1010	2,600	2,600
				PREVIOUS ASSESSMENTS (HISTORY)			
				2020 1010	103,700	2019 1010	94,200
				2020 1010	154,600	2019 1010	154,600
				2020 1010	2,600	2019 1010	2,600
				TOTAL	253,400	253,400	253,400



Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
RECORD OF OWNERSHIP								
		SCHERBER MARY R (LIFE ESTATE)	819/ 21		11/20/2002	U		
		SCHERBER EBEN F JR & MARY R	506/ 168		01/02/1976	U		
EXEMPTIONS								
OTHER ASSESSMENTS								
TOTAL:								

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
ASSESSING NEIGHBORHOOD								
		NBHD/SUB						
		0050/A						
NOTES								
LI GRAY IA								
REPL WINDOWS								
6/10 DEFERRED MAINT								

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
28-15	03/16/2015	RF	Roofing	14,000		100		
148-05	10/25/2005	RS	Residential	2,500		100		
108/97	08/01/1997	RS	Residential	0		100		

Use #	Code	Description	Zone	D	Front	Depth	Units	SF	AC	Unit Price	I	Factor S.A.	Disc	Factor	C	ST.	Adj.	Notes- Adj
1	1010	RES MDL-01	RDB				43,560	3,58	1.0000	5	1.0000	1.0000	1.00	0.00				
1	1010	RES MDL-01	RDB				0.43	4,000.00	1.0000	0	1.0000	1.0000	1.00	0.00				

Date	Type	ID	Cd.	Purpose/Result
08/25/2020	04	JH	20	Field Review
07/18/2013	04	DW	14	Field Review
04/23/2013	01	DW	00	Measur+Listed
04/04/2013	02	DM	11	First Visit-Info Card left

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2020	1010	103,700	2019	1010	94,200	2018	1010	94,200
2020	1010	154,600	2019	1010	154,600	2018	1010	154,600
2020	1010	2,600	2019	1010	2,600	2018	1010	2,600
Total:			253,400			253,400		

Special Pricing	Spec Use	Spec Calc	S Adj	Adj. Unit Price	Land Value
			1.00	1.00	155,900
			1.00	1.00	1,700
Total Land Value:					157,600

APPRAISED VALUE SUMMARY
 Appraised Bidg. Value (Card) 93,200
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 2,600
 Appraised Land Value (Bldg) 157,600
 Special Land Value 0
 Total Appraised Parcel Value 253,400
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 253,400

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		Conventional				
Model	01		Residential				
Grade	03		Average				
Stories	1.5						
Occupancy	1						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	03		Plastered				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2							
Heat Fuel	02		Oil				
Heat Type	04		Forced Air-Duc				
AC Type	01		None				
Total Bedrooms	04		4 Bedrooms				
Total Baths	1						
Total Half Baths							
Total Xtra Fixtrs	7						
Total Rooms	02		Average				
Bath Style	02		Average				
Kitchen Style	02		Average				

MIXED USE

Code	Description	Percentage
1010	RES MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	154,822
Net Other Adj:	202,040
Replace Cost	5,000,000
AYB	207,040
EYB	1,888
Dcp Code	1964
Remodel Rating	A
Year Remodeled	
Dep %	
Functional Obslnc	55
External Obslnc	
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	45
Apprais Val	93,200
Dep % Ovr	0
Dcp Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descripr	L/B Units	Unit Price	Yr	Gde	Dp	Ri	Cnd	%Cnd	Apr	Value
GRI	GARAGE-AVE	L		437	20,000	1982		0			30		2,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value
AS	First Floor	769	769		154,822	119,057
EP	Porch, Enclosed, Finished	0	230		92,889	21,365
HS	Half Story, Finished	240	480		77,411	37,157
BM	Basement, Unfinished	0	769		31,000	23,842
VDK	Deck, Wood	0	40		15,488	619
Ttl Gross Liv/Lense Area:		1,009	2,288			207,040

