

TOWN OF AVON

(This form to be filed with the Town Clerk)

2022 FEB 16 P 3:05

The Commonwealth of Massachusetts TOWN CLERK

Town of Avon

TO THE BOARD OF APPEALS:

The undersigned hereby petition the Board of Appeals to vary the terms of the Zoning by-laws of the Town of Avon, Acts of 1977 as amended at premises: 32 Langley Rd.

in the following respect: Variance of table 255-6.4 for front set back reduced to 22ft. and side set back of 13ft. A finding that the porch & garage are no more detrimental to the neighborhood for a two car garage and farmers porch on our existing home.

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.

see attached

Petitioner Domenick Krista Quintiliani
By _____
Address 32 Langley Rd
Telephone number 508-304-2405

To Whom It May Concern,

We are writing to appeal our denial for a garage and front porch. The reason we are trying to add these to our property is to not only add to the curbside appeal and value of our home but also for more storage for our family. We currently have a trailer that we use to house some of our seasonal equipment and motor cycle and we would like to get rid of this and use the garage for more storage. With the growth of our family and the size of our house this would be very beneficial to us. Please strongly consider the approval of this application.

Thank you

Domenic and Krista Quintiliani

LANGLEY ROAD
Public 30' wide

Grid North MA Coord. System
NAD 83

24 Langley Rd.
Parcel ID D7 2 9
n/f Smith & Celestin
Zone RB

40 Langley Rd.
Parcel ID C7 3 23
n/f Lowery
Zone RB

**Elevations
NAVD 88**

A	220.0
B	219.6
C	219.5
D	219.5
E	219.0
F	218.2
G	218.6
H	218.2
I	218.4
	1971.0

$1971.0 / 9 = 219.0$

219.0 average elev.
35' allowed height
254.0 allowed elevation

proposed garage ridge
to be same as exist.
dwelling

235.2 exist. ridge
219.0 average elev.
16.2' calc. height

Parcel ID C7 3 24
n/f Gagne
Zone RB

**ZONE RES B
ARTICLE VI DIMENSIONAL AND DENSITY REGULATIONS**

		Min. Yard Depth			Max. Bldg. Height	
Min. Lot Size	Min. Lot Area	Lot Frontage	Front	Rear		
40,000 sf.	40,000 sf.	200'	35'	40'	20'	35'
existing 17,947 sf.	existing 17,947 sf.	existing 104'	proposed 22.2'	proposed 125'	proposed 13.7'	proposed 16.2'

SUBJECT PROPERTY
32 LANGLEY ROAD
PARCEL ID D7 2 10
ZONE RB
OWNER
DOMINIC QUINTILIANI Jr.
DEED 29858/464
PLAN 3099/357
DWELLING
YEAR BUILT 1950
PER ASSESSORS
STYLE RANCH
MODEL RESIDENTIAL
STORIES 1

Note: The lot lies within a
Flood Plain Overlay
District

See recorded plan filed with the
Norfolk County Registry of Deeds
bk. 3099/357 plan no. 851 of 1952
plan date 11/18/1951
recorded 7/18/1952

See Letter of Map Amendment
Determination Document
(Removal)
Case No. 16-01-1788A Dated 6/27/2016
Outcome
Structure was removed from the SFHA
FIRM 25021C0218E ZONE A
dated 7/17/2012

27 North Main St.
Parcel ID D7 2 3
n/f Holland Realty Trust
Zone RB



I certify that this plan is based
upon an instrument survey.

Donald G. Rosa 1-19-22
Professional Land Surveyor Date

Lot Coverage by Structure

proposed porch	226 sf.
proposed garage	624 sf.
existing dwelling	1446 sf.
existing deck	321 sf.
existing pool	469 sf.
existing shed	140 sf.
existing shed	140 sf.
Total	3,366 sf.

$3,366 / 17,947 = 18.7 \%$

allowed 35 %

Existing Impervious Surfaces

driveway	462 sf.
front walk	109 sf.
rear patio	904 sf.
and walks	1475 sf. total
Total	1475 / 17,947 sf. = 8.2 %

**PLOT PLAN
Showing
A Proposed Garage and Porch
32 LANGLEY ROAD
AVON, MASSACHUSETTS**
1" = 30' 1/19/2022
DON ROSA, PLS
80 MILLBROOK AVE.
WALPOLE, MASSACHUSETTS
781 603 8106
donrosa.pls@gmail.com
file LANGLEY