

(This form to be filed with the Town Clerk)

The Commonwealth of Massachusetts

Town of Avon

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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:

382 Page Street

in the following respect: a special permit as required by section 255-755 for "Temporary Additional Living Quarters" for Maria Cardoso.

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.

Petitioner Emanuela Barbosa  
Adriano Gomes  
By emanuela@30.629  
Address 382 Page St  
Telephone number (857) 991-4603

manusa81@gmail.com

Manuela Barbosa

Adriano Gomes

382 Page st.

Avon, MA 02322

To whom it may concern,

The inlaw apartment is being used by my mother Maria Cardoso. She lives with us and assist with my three children.

Best regards,  
Manuela Barbosa  
Adriano Gomes

Property Location: 382 PAGE ST  
 Vision ID: 101149

Account #0B7003007

MAP ID: B7/ 3/ 7/ 1

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1 Card 1 of 1

State Use: 1014

Print Date: 11/10/2021 12:56

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				401 AVON, MA  <b>VISION</b>	
GOMES ADRIANO & BARBOSA EMANUELA 382 PAGE ST.  AVON, MA 02322 Additional Owners:						Description	Code	Appraised Value	Assessed Value		
							RESIDENTL	1014	642,700		642,700
							RES LAND	1014	172,100		172,100
<b>SUPPLEMENTAL DATA</b>						<b>Total</b>		814,800	814,800		
Other ID: 0B7003007		Subdivision				ASSOC PID#					
Photo		Ward									
Precinct		GIS ID: F_776575 2875412									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
GOMES ADRIANO &		36341/ 18	10/02/2018	U	I	414,316	1L									
DEUTSCHE BANK NATIONAL TRUST CO.		35648/ 417	12/05/2017	U	I	520,000	1L	2020	1014	464,700	2019	1014	398,900	2018	1014	390,700
LE CUONG H		18097/ 359	01/24/2003	U	I	249,000	1O	2020	1014	152,900	2019	1014	152,900	2018	1014	152,900
MACDONALD DONNA		7219/ 93	09/02/1986	U	I											
SVEDINE CARL H		2254/ 4	10/11/1939	U	I											
<b>Total:</b>										617,600	<b>Total:</b>		551,800	<b>Total:</b>	543,600	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
<b>Total:</b>							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0050/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	638,100
Appraised XF (B) Value (Bldg)	4,600
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	172,100
Special Land Value	0
Total Appraised Parcel Value	814,800
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>814,800</b>

NOTES	
GRAY IG REAR FUS & BAS 2005, INLAW APARTMENT ADDITION JACUZZI TUB, EXT SINK	

BUILDING PERMIT RECORD									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	
223-18	12/12/2018	RS	Residential	12,000		100		KIT CABS, TRIM, DOO	08/14/2020
168-12	09/07/2012	RS	Residential	348,500	05/14/2013	100			06/26/2020
182-04	12/06/2004	RS	Residential	0	06/26/2006	100	01/01/2006	INLAW APPT	09/26/2018
39/04	04/21/2004	RS	Residential	0		100		OCCUPANCY PERMIT	04/26/2018
26-03	04/02/2003	AD	Addition	0	09/14/2004	100		ADD'N + REMODEL	10/14/2016
112/94	09/01/1994	RS	Residential	0		100		WD STOVE N/V/C	

VISIT/ CHANGE HISTORY					
Date	Type	IS	ID	Cd.	Purpose/Result
08/14/2020			JH	20	Field Review
06/26/2020			JH	01	Measur+1Visit
09/26/2018			PS	00	Measur+Listed
04/26/2018			PS	14	Review
10/14/2016			JH	20	Field Review

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
1	1014	SFR W/IN-LAW	RDB				43,560	SF	3.95	1.0000	5	1.0000	1.00	0050	1.00			1.00	3.95	172,100

Total Card Land Units: 1.00 AC Parcel Total Land Area: 1 AC Total Land Value: 172,100



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential				
Grade	05		Avg/Good				
Stories	2						
Occupancy	2						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2	14		Carpet				
Heat Fuel	03		Gas				
Heat Type	04		Forced Air-Duc				
AC Type	03		Central				
Total Bedrooms	05		5 Bedrooms				
Total Bthrms	4						
Total Half Baths	0						
Total Xtra Fixtrs	2						
Total Rooms	10						
Bath Style	03		Modern				
Kitchen Style	03		Modern				
				<b>MIXED USE</b>			
				Code	Description	Percentage	
				1014	SFR W/IN-LAW	100	
				<b>COST/MARKET VALUATION</b>			
				Adj. Base Rate:	162.82		
					672,274		
				Net Other Adj:	21,296.00		
				Replace Cost	693,570		
				AYB	1900		
				EYB	2013		
				Dep Code	VG		
				Remodel Rating			
				Year Remodeled	2013		
				Dep %	8		
				Functional Obslnc			
				External Obslnc			
				Cost Trend Factor			
				Condition			
				% Complete			
				Overall % Cond	92		
				Apprais Val	638,100		
				Dep % Ovr	0		
				Dep Ovr Comment			
				Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			




FAT	32		
FUS			
FGR			
26			
18	FUS	16	
6	18	6	BAS
FOP	12	6	UBM
BAS		6	
UBM			24
18	18		
		22	
FUS		26	
BAS			
UBM			
FOP		26	
31			
5	FOP	25	5

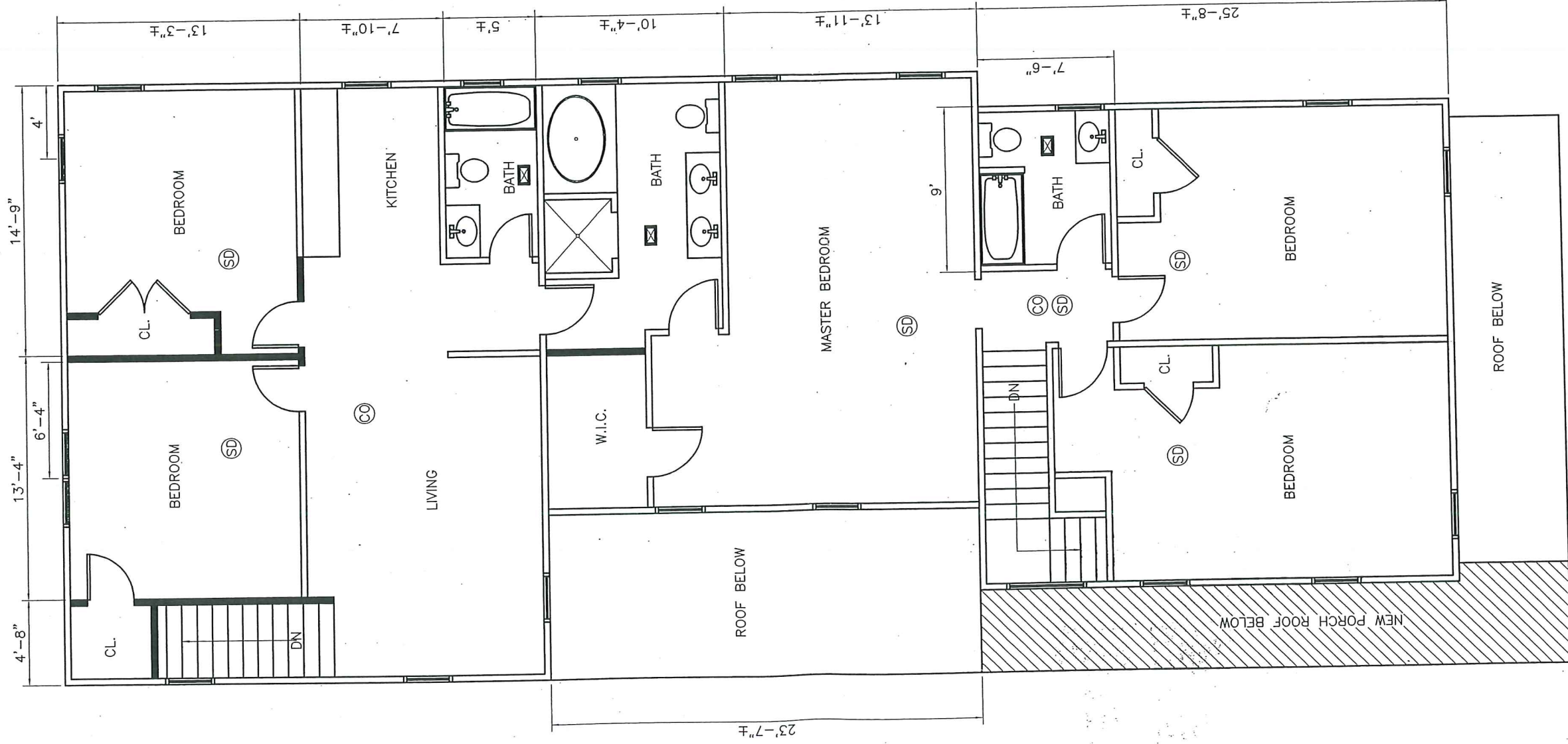
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
XKIT	KITCHEN			B	1	5,000.00	2013		1		100	4,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,276	1,276		162.82	207,755
FAT	Attic, Finished	166	832		32.49	27,028
FGR	Garage, Finished	0	832		65.17	54,218
FOP	Porch, Open, Finished	0	496		32.50	16,119
FUS	Upper Story, Finished	2,000	2,000		162.82	325,635
UBM	Basement, Unfinished	0	1,276		32.54	41,518
<b>Ttl. Gross Liv/Lease Area:</b>		<b>3,442</b>	<b>6,712</b>			<b>693,570</b>

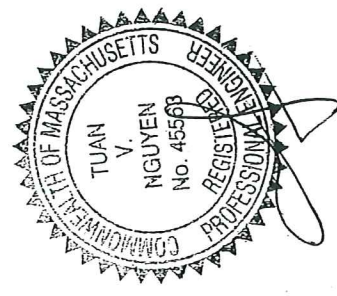


**LEGEND**

-  EXISTING WALL
-  NEW WALL CONSTRUCTION
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  BATHROOM EXHAUST VENT



**PROPOSED SECOND FLOOR PLAN**





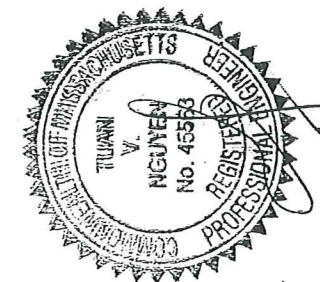


EXISTING LEFT ELEVATION VIEW



PROPOSED LEFT ELEVATION VIEW

32'  
SIDE PORCH ADDITION



REVISION

PROPOSED HOUSE REPAIR AND RENOVATION  
382 PAGE STREET

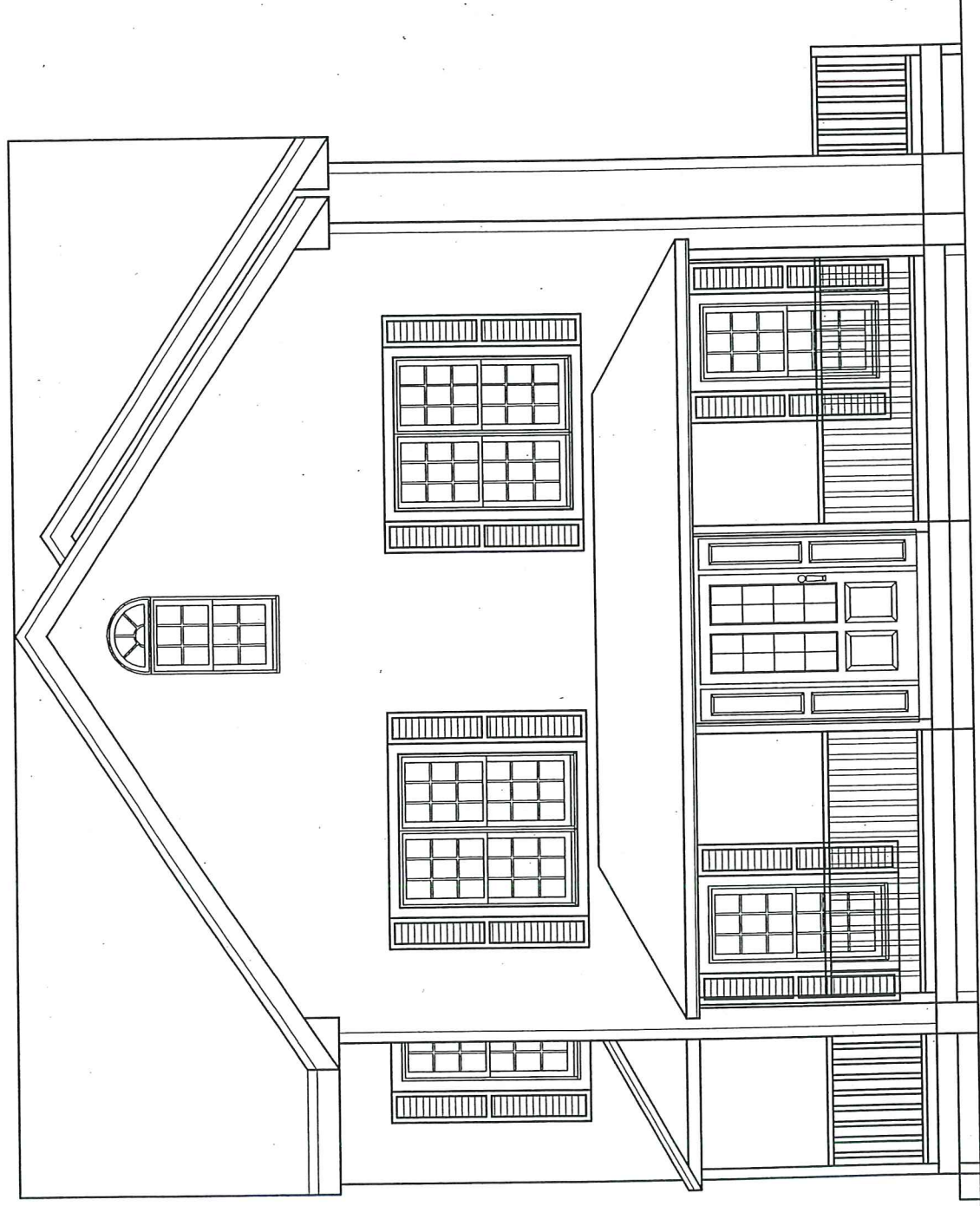
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DESIGN  
617-797-6637

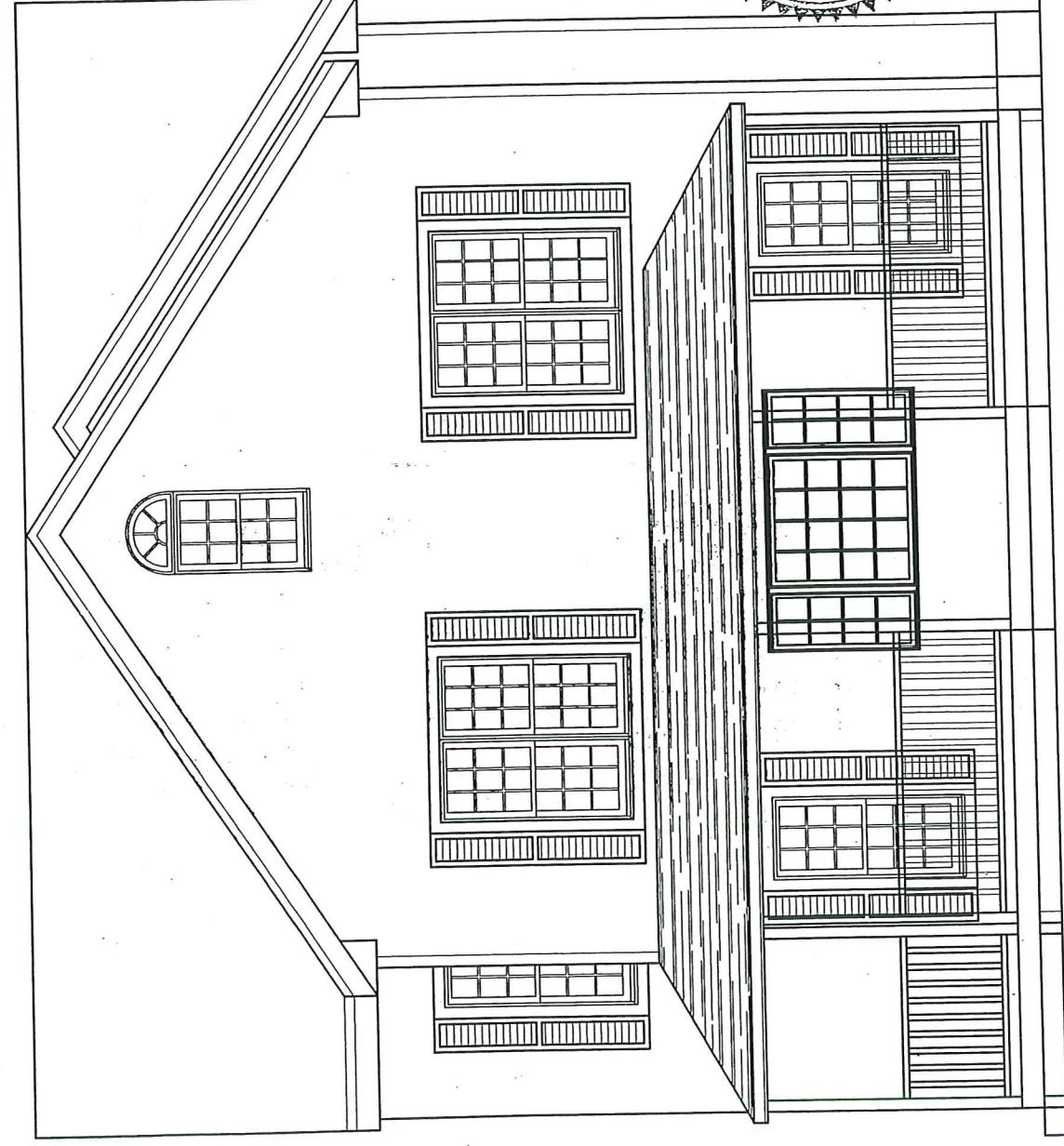
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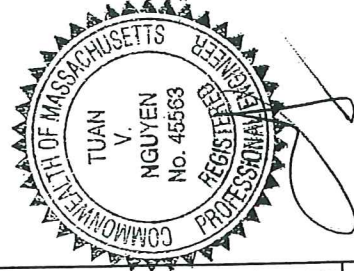




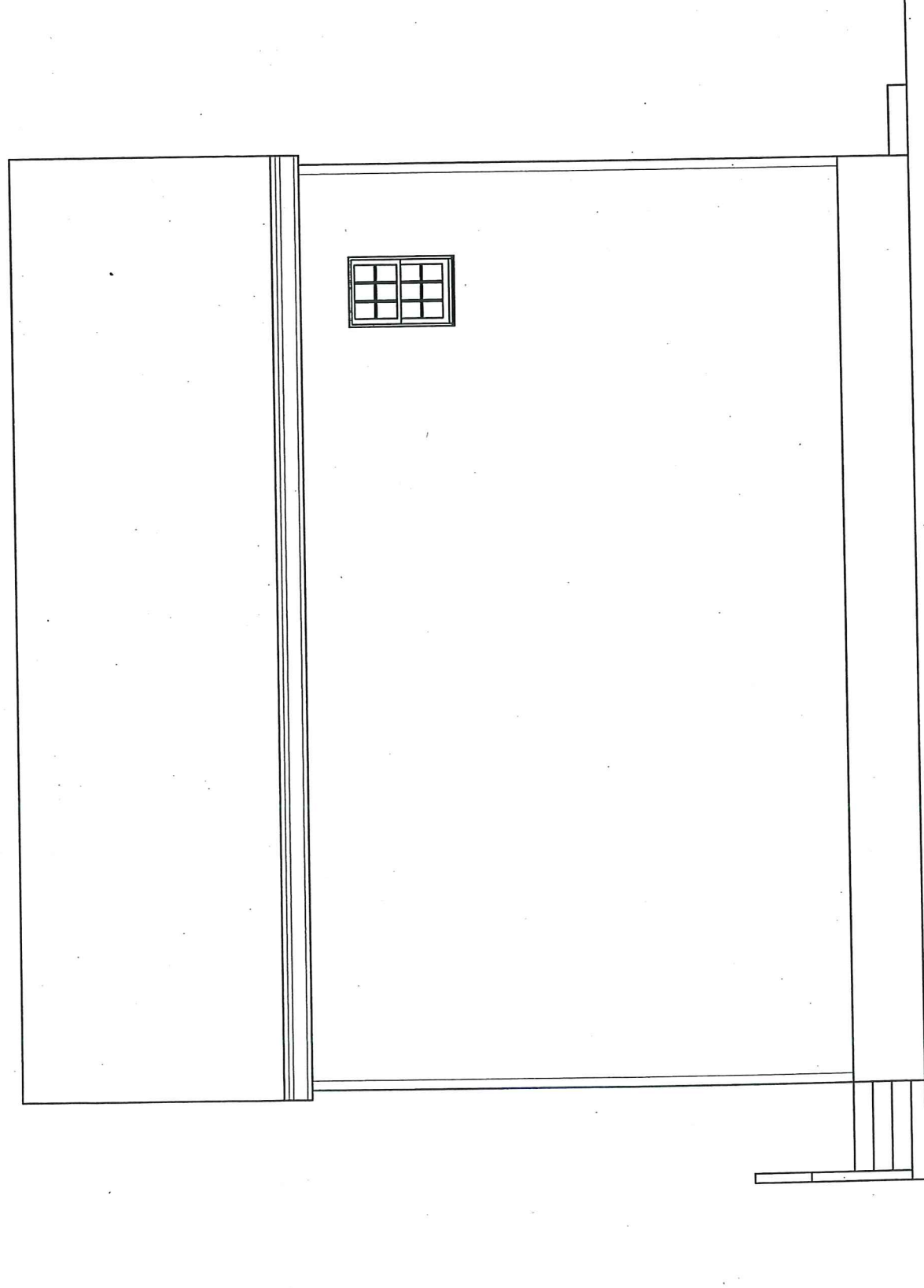
EXISTING FRONT ELEVATION VIEW



PROPOSED FRONT ELEVATION VIEW

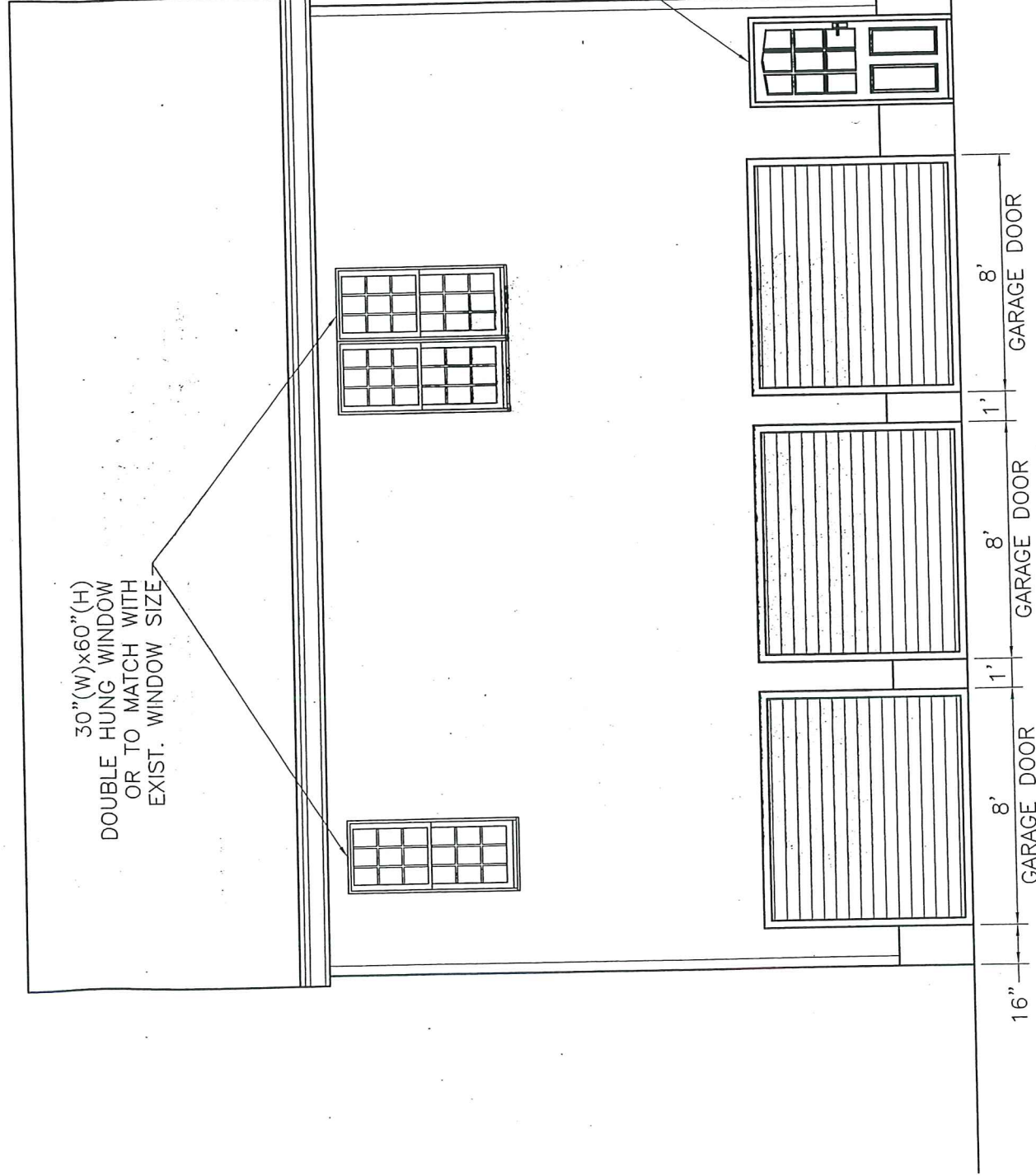


PAGE NUMBER A-6	T DESIGN 21 T.J. MULLANEY DR. RANDOLPH, MA. 02368	617-797-6637 T.DESIGN@COMCAST.NET	DESIGNED: TN	PROPOSED HOUSE REPAIR AND RENOVATION	REVISION
			DRAWN: TN	382 PAGE STREET	
			CHECKED: TN	AVON, MASSACHUSETTS	
			DATE: 08/26/12		
			APPROVED: TN		



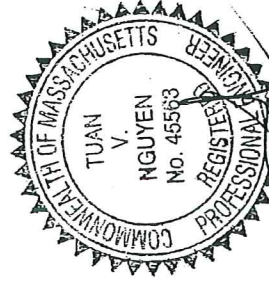
**EXISTING REAR ELEVATION VIEW**

SCALE:  $\frac{1}{4}$ " = 1'-0"



**PROPOSED REAR ELEVATION VIEW**

SCALE:  $\frac{1}{4}$ " = 1'-0"

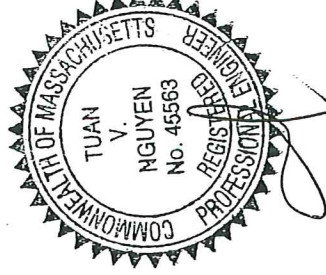
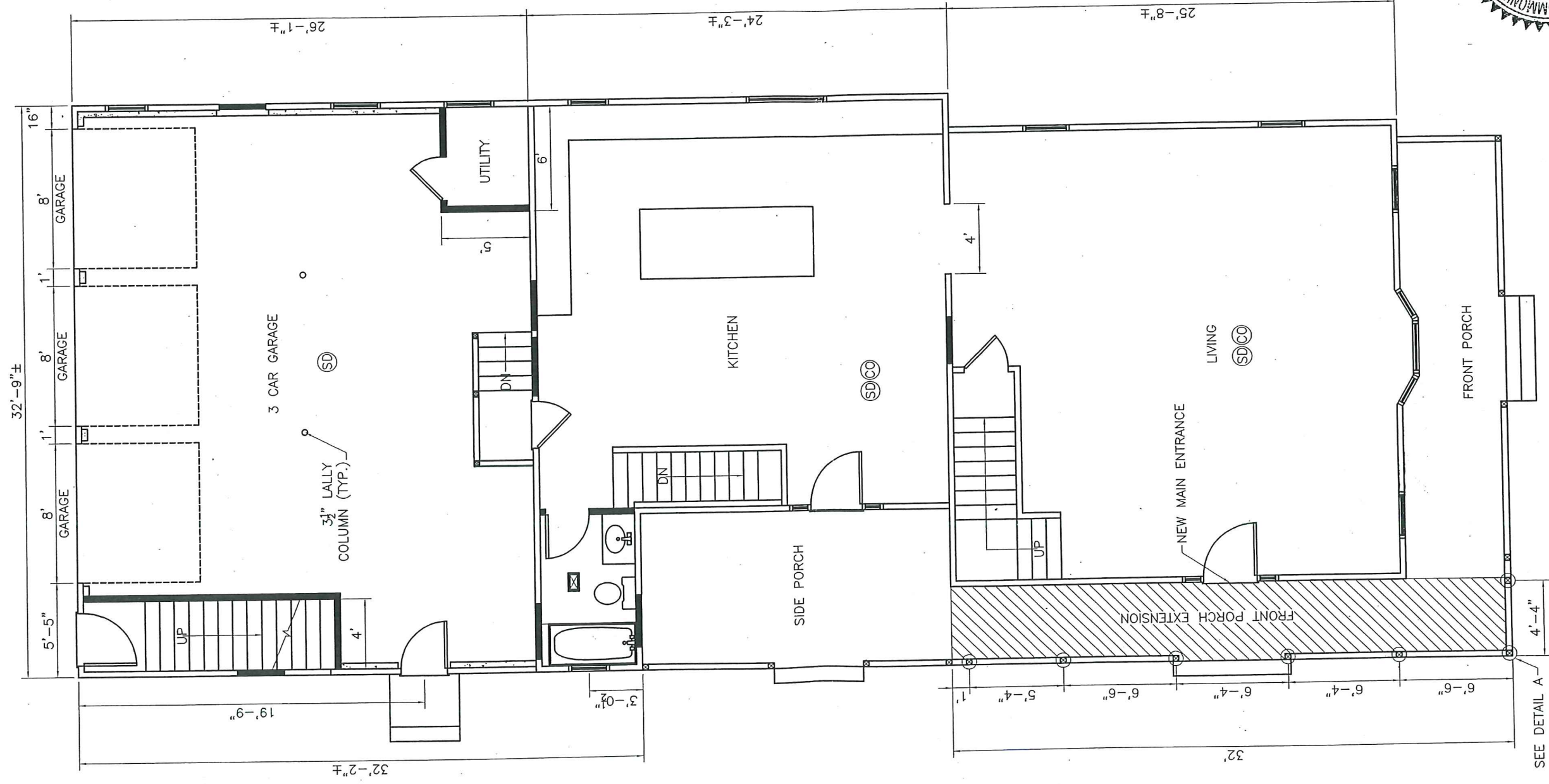


PAGE NUMBER <b>A-7</b>	DESIGNED: TN DRAWN: TN CHECKED: TN DATE: 08/26/12 APPROVED: TN	<b>T D E S I G N</b> 21 T.J. MULLANEY DR. RANDOLPH, MA. 02368 617-797-6637 T.DESIGN@COMCAST.NET	PROPOSED HOUSE REPAIR AND RENOVATION	REVISION
			382 PAGE STREET	
			AVON, MASSACHUSETTS	



**LEGEND**

-  EXISTING WALL
-  NEW WALL - CONSTRUCTION
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  BATHROOM EXHAUST VENT



**PROPOSED FIRST FLOOR PLAN**

PAGE NUMBER  
A-2

T DESIGN INC  
21 T.J. MULLANEY DR.  
RANDOLPH, MA. 02368

617-797-6637  
T.DESIGN@COMCAST.NET

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DRAWN: TN  
CHECKED: TN  
DATE: 08/26/12  
APPROVED: TN

PROPOSED HOUSE REPAIR AND RENOVATION  
382 PAGE STREET  
AVON, MASSACHUSETTS

REVISION