



PROCEDURES FOR APPLICANTS/PETITIONER(S)

BOARD OF APPEALS' REQUEST FOR HEARING

TOWN OF AVON
2021 MAY 11 P 1:45

Application and Document requirements:

FILE APPLICATION AT TOWN CLERK'S OFFICE	
✓	Application with Town Clerk, including denial notice by the Zoning Officer (Building Inspector);
	Application Fee of \$300.00 submitted to the Town Clerk at the time of application;
	Plan provided by a Commonwealth of Massachusetts Registered Land Surveyor of the property in question; showing clearly any existing conditions and dimensions, along with the requested structure changes, use changes, and or dimension changes. Five(5) copies of said plan required;
✓	All architectural drawings or sketches that show existing conditions, as well as proposed conditions/addition(s) and change(s);
✓	Applicant will provide a type written, or neatly hand printed, explanation of all Special Permit and/or Variance requests that come before the board;
✓	Applicant will provide any other forms of documentation and or data that will assist the Board of Appeals in its determination for granting approval of said requested Special Permits; and, or Variances;
✓	Property Field Sheet (Provided by Town of Avon Board of Assessors;
	A certified Abutters list (Provided by Town of Avon Board of Assessors; For a fee.

BOARD OF APPEALS:

	<p>The Board of Appeals Secretary will render an advertisement (Notice of Public Hearing) suitable for publication. The Board Secretary will send the Applicant a copy of the Public Hearing notice; and will provide the advertisement to a suitable publisher for publication, two (2) times, in consecutive weeks, with the first publication at least 14 days prior to the Public Hearing and present the tear sheet, the evening of the Public Hearing.</p> <p>The Board Secretary will send a letter notifying the applicant of the public hearing date and procedures required for the mailings of the public hearing notice to abutters. The Board Secretary will include the following with the letter: Public Hearing Notice and surrounding towns address list.</p>
	<p>The Board Secretary will notify all Town of Avon Boards and Commissions of the applicant's <u>Public Hearing</u>, as well as request the <u>Town Clerk to post the Notice of Public Hearing</u> on the Official Town of Avon Bulletin Board;</p>

Applicant / Petitioner requirements:

	<p>The applicant will request an abutters list from the Assessor's Office and send a copy of the Public Hearing Notice by <u>Certified Mail</u> to each abutter <u>and</u> the towns and addresses listed on the "Additional Public Hearing Mailing List" with the return address listed as the Board of Appeals, 65 East Main Street, Avon, MA 02322.</p> <p>The expense for the abutters list and the mailing to all abutters and abutting Town/City boards will be the responsibility of the applicant/petitioner.</p>
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The Commonwealth of Massachusetts
Town of Avon

TOWN OF AVON
2021 MAY 11 P 1:58

(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: 85 OAK ST
Map/Block/Lot: D4 - 7 - 5

In the following respect: For a special permit for
Temporary Additional living Quarters As required by the
Avon living by law Section
255-7.5J for MR & Mrs Paul and Juvenile Akah
Parents of Mrs Olanrewaju

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:

Petitioner _____
By  _____
Address 85 OAK street Avon
Telephone Number 617 5057288



The Commonwealth of Massachusetts
Town of Avon

TOWN OF AVON

2021 MAY 11 P 1:57

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

TOWN CLERK

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: 85 OAK ST
Map/Block/Lot: D4 - 7 - 5

In the following respect: A variance from the limit of 770 sqft of living space of the zoning by law section 255 - 7.5J to the existing 1390 sqft of space constructed by a previous owner at my new residence of 85 OAK street

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:

Petitioner
By
Address
Telephone Number

85 OAK street Avon

617 5057288

- (3) A home occupation is specifically intended not to include the following uses:
- (a) Clothing rental.
 - (b) Barber shop.
 - (c) Restaurants and tea rooms.
 - (d) Dance instruction or band instrument instruction.
 - (e) Convalescent or mortuary establishments.
 - (f) Stores, trades or business not herein excepted.
 - (g) Tourist home.
 - (h) Stables or kennels (for hire).
- J. Temporary additional living quarters. The Board of Appeals, as a special permit granting authority, may issue a special permit authorizing the conversion and use of a portion of a single-family dwelling into separate living quarters for a relative of the owner or owners. Said permit shall be valid only for the occupancy of the premises by the person for whom it is issued; upon cessation of occupancy by such person, the permit shall lapse. If occupancy of the additional living quarters is then desired by another relative of the owner or owners a new application for a special permit authorizing such occupancy shall be made. It is the intention of this provision that such additional living quarters shall not be used as an apartment for hire, but only as a convenience for a member of the owner's family, under special circumstances, and it shall not exceed 770 square feet in gross floor area. Special permits for temporary additional living quarters expire at the departure of the person for whom the permit is issued or after five years, whichever comes first.
- K. Scientific research, development, production. The Board of Appeals, as a special permit granting authority, may issue a special permit for uses, whether or not on the same parcel as activities permitted as a matter of right, accessory to activities permitted as a matter of right related to production, provided there is a finding that the proposed accessory use does not substantially derogate from the public good.
- L. Trailers used for storage.
- (1) Residential. The Building Inspector may issue a temporary zoning permit authorizing temporary storage units. Such permit shall specify the number of units authorized and the period of time of such authorization.
 - (2) Commercial/Industrial/Business. The Planning Board, as special permit granting authority, may issue a special permit authorizing the temporary storage of one or more unregistered trailers, shipping containers, mobile storage units or temporary structures. The permit application shall include a site plan drawing showing the proposed location and specify the number of storage units. The issued special permit shall state the period of time of such authorization.
- M. Extension or alteration of existing structures or uses. The Board of Appeals, as the special permit granting authority, may issue a special permit for the extension or alteration of an existing building, structure or use upon a specific finding by the Board




TO THE BOARD OF APPEALS:

Dear Sir/Ma,

Im writting this additional letter to the board of Appeal Avon city to please appeal for a variance zoning of the building constructed by a previous owner at my new residence of 85 oak st Avon.

Due to my inlaw family that lives in the other part section of the building, these kids usually ran into my own section of the house even when I have visitors around and that makes it not to have privacy, I will be well please and glad if the board could allow me to set up a door and my kitchen stuff so I can have my own privacy.

Yours Sincerely,
Oluwaseun Osifade

85 OAK ST AVON

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	Assessed Value
FERNANDEZ STARLYN J					1014	201,900
85 OAK ST					1014	153,000
AVON, MA 02322					1014	1,700
Additional Owners:						
SUPPLEMENTAL DATA						
Other ID: 0D4007005						
Subdivision						
Photo Ward Precinct						
GIS ID: F 782043 2869145						
ASSOC PID#						
Total					356,600	356,600



RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)	Assessed Value	
FERNANDEZ STARLYN J	C197490	02/09/2018	Q	I	344,000	IL	Yr. Code	Assessed Value	
GMAT LEGAL TITLE TRUST 2014-1	C1364394	10/13/2016	U	I	330,650	IL	2020 1014	245,700	
HOHNLEITNER CAROLYN D	817/ 9	09/20/2002	Q	I	335,000		2020 1014	149,900	
GARCIA DANIEL	781/ 84	10/29/1999	U	I	230,000		2020 1014	500	
Total:					396,100		Total:	331,400	327,500

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm. Int.
OTHER ASSESSMENTS							
This signature acknowledges a visit by a Data Collector or Assessor							

ASSESSING NEIGHBORHOOD	Street Index Name	Tracing	Batch
NBHD/ SUB	NBHD Name	Tracing	Batch
0060/A			

NOTES
UST HAS FGR DOOR

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	182,600
Appraised XF (B) Value (Bldg)	19,300
Appraised OB (L) Value (Bldg)	1,700
Appraised Land Value (Bldg)	153,000
Special Land Value	0
Total Appraised Parcel Value	356,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	356,600

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
	S7-20	07/16/2020	RS	Residential	0		100		10x10 shed	04/08/2021			PS	16	MLS Listing Review
	18-19	01/29/2019	RS	Residential	22,000		100		Renovate kitchen & bath	08/27/2020			JH	20	Field Review
	57-06	05/22/2006	RS	Residential	2,000	04/11/2007	100		REBUILD SCREEN PO	07/06/2020			JH	01	Measur+Ivisit
	79	06/01/1999	RS	Residential	0		100		REROOF	05/16/2019			PS	11	First Visit-Info Card left
	108/96	08/01/1996	RS	Residential	0		100		FILL IN POOL	03/09/2017			PS	00	Measur+Listed

VISIT/ CHANGE HISTORY	Date	Type	IS	ID	Cd.	Purpose/Result
	04/08/2021			PS	16	MLS Listing Review
	08/27/2020			JH	20	Field Review
	07/06/2020			JH	01	Measur+Ivisit
	05/16/2019			PS	11	First Visit-Info Card left
	03/09/2017			PS	00	Measur+Listed

LAND LINE VALUATION SECTION	Use Code	Use Description	Zone	D	Front	Depth	Units	SF	Unit Price	I. Factor	S.A.	Acre	C. Factor	ST. ldx	ST. Adj.	Notes- Adj	Special Pricing	S Adj	Fac	Adj. Unit Price	Land Value	
	1014	SFR W/IN-LAW	RDA				15,500		8,97	1,0000	5	1,0000	1,00	0060	1.10				1.00		9.87	153,000
Total Card Land Units: 0.36 AC Parcel Total Land Area: 0.36 AC																						
Total Land Value: 153,000																						

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	02		Split-Level				
Model	01		Residential				
Grade	03		Average				
Stories	2						
Occupancy	2						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2	19		Brick Veneer				
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Comp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr- 1	12		Hardwood				
Interior Flr- 2	11		Ceram Clay Til				
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	05		5 Bedrooms				
Total Bathrms	3						
Total Half Baths							
Total Xtra Fixrs	9						
Total Rooms	9						
Bath Style	02		Average				
Kitchen Style	02		Average				

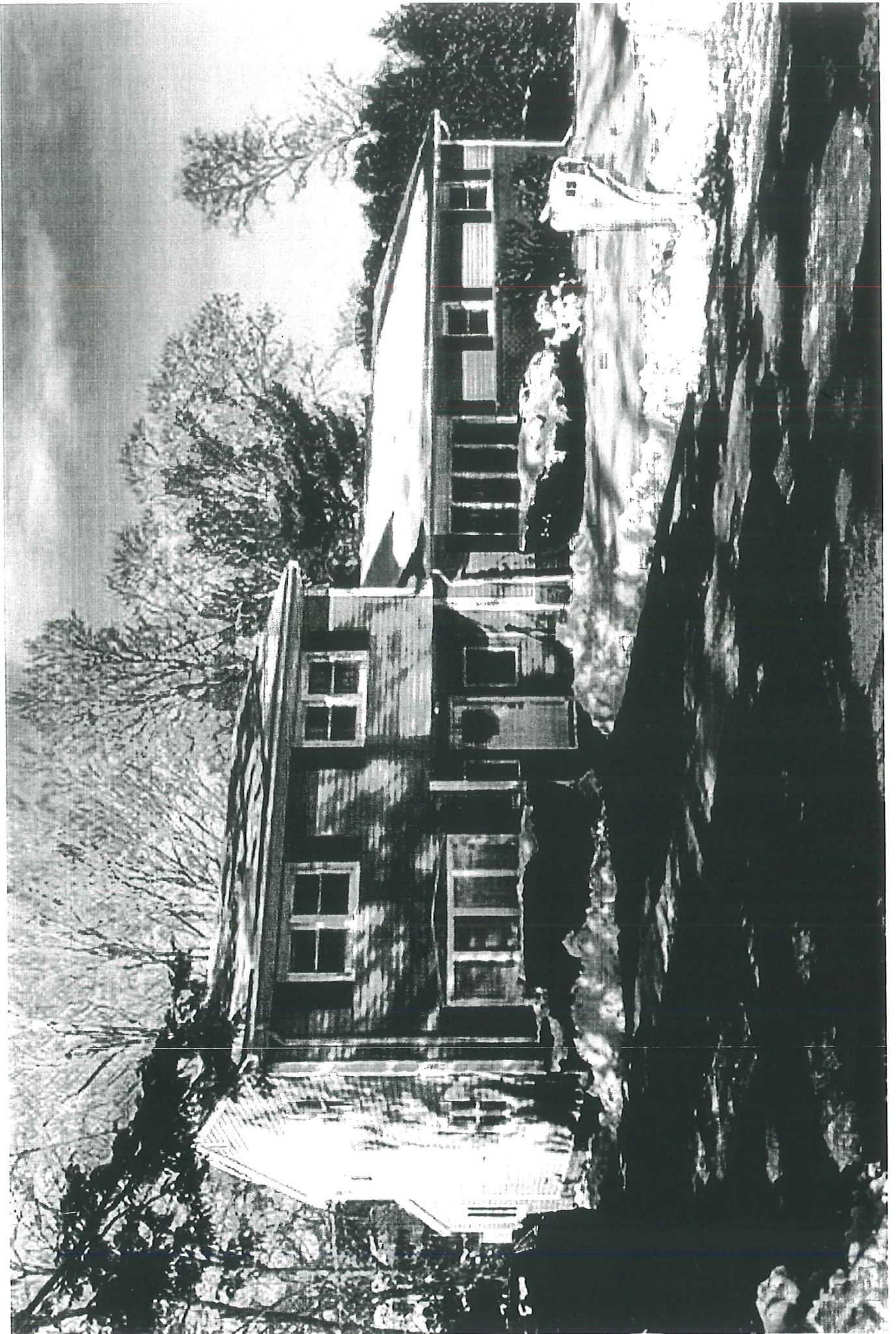
MIXED USE		Code	Description	Percentage
		1014	SFR W/IN-LAW	100

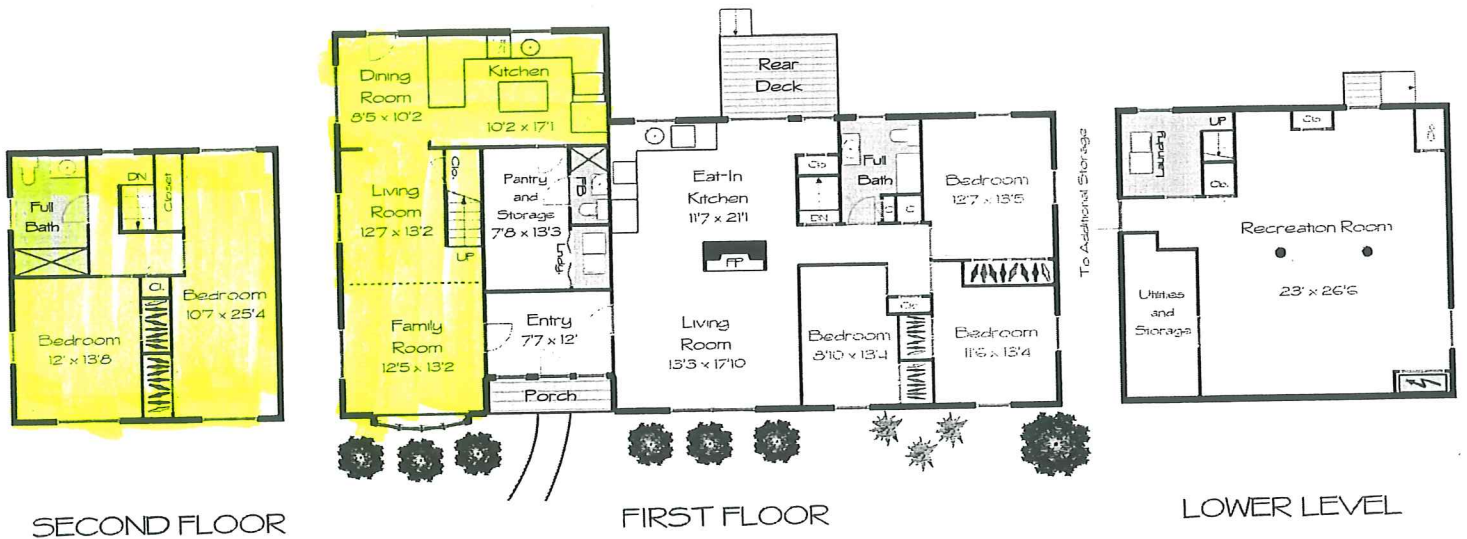
COST/MARKET VALUATION		Adj. Base Rate:	120.39
		Net Other Adj:	392,833
		Replace Cost:	13,000.00
		AYB	405,833
		EYB	1958
		Dep Code	1964
		Remodel Rating	A
		Year Remodeled	
		Dep %	55
		Functional Obslnc	
		External Obslnc	
		Cost Trend Factor	
		Condition	
		% Complete	
		Overall % Cond	45
		Apprais Val	182,600
		Dep % Ovr	0
		Dep Ovr Comment	
		Misc Imp Ovr	0
		Misc Imp Ovr Comment	
		Cost to Cure Ovr	0
		Cost to Cure Ovr Comment	

OBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)	Code	Description	Sub	Sub Descrip	L/B	Units	Unit Price	Yr	Gde	Dp Rl	Chd	%Chd	Apr Value
WOOD DECK	L	100			L	100	10.00	0	0	0	50	500	500
SHED FRAME	L	100			L	100	12.00	2019	0	0	100	1,200	1,200
FIREPLACE 1	B	1			B	1	2,700.00	1964	1	1	100	1,200	1,200
KITCHEN	B	1			B	1	5,000.00	1964	1	1	100	2,300	2,300
BATH REMOI	B	3			B	3	5,000.00	1964	1	1	100	6,800	6,800
KITCHEN REI	B	2			B	2	10,000.00	1964	1	1	100	9,000	9,000

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Underrec. Value			
BAS	First Floor	2,123	2,123		120.39	255,588			
FBM	Basement, Finished	0	800		48.16	38,525			
FOP	Porch, Open, Finished	0	52		23.15	1,204			
FUS	Upper Story, Finished	729	729		120.39	87,764			
PTO	Patio	0	112		6.45	722			
UBM	Basement, Unfinished	0	376		24.01	9,029			
Ttl. Gross Liv./Lease Area:		2,852	4,192			405,833			







85 OAK STREET
 AVON, MASSACHUSETTS

Tracy Kok



TRACY KOK
 508.463.6481 direct
 tkok@keithbrokerage.com
 TracyRealtyServices.com

APPROXIMATE SQUARE FOOTAGE:

FIRST FLOOR: 2,123 SF
 SECOND FLOOR: 729 SF
 LOWER LEVEL: 610 SF
 TOTAL SQUARE FOOTAGE: 3,462 SF

*Square footage is approximate. Buyer to perform due diligence to verify.

All dimensions and square footage are approximate. Not drawn to scale. Floor plans are presented for marketing purposes only. Buyer should perform due diligence.
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