



The Commonwealth of Massachusetts  
Town of Avon

AVON TOWN CLERK  
REC'D MAR 5 2024 PM 2:21

(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 Variance / Special Permit at premises know as:

Street Address: # 22 South Street, Avon, Ma. 02322  
Map/Block/Lot: Assessors Map: D4 Block: 6 Plot: 3

In the following respect:

Section VI: "Dimensional & Density Regulations"

6-4: "Front, Side or Rear Yard Setback Requirements"

Side Yard Setback: 15' Required , 10.2' Requested to Deck (Under Construction)

Rear Yard Setback: 30' Required , 24.5' Requested to Deck (Under Construction)

Section VII: "Special Permits"

7-5: "Specific Requirements for Particular Uses by Special Permit"

7.5(m): "Extension or Alteration of Existing Structures or Uses"

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:

Applicant seeks Variance / Special Permit approval for the construction of a wooden deck (under construction) to a pre-existing non-conforming structure. Relief is sought due to small lot size.

Petitioner David & Doreen L. Murray  
By *Doreen Murray*  
Address # 22 South Street, Avon, Ma. 02322  
Telephone Number (781) 953-1849

# ***Curley & Hansen***

*Professional Land Surveyors*

*160 Pond Street*

*Avon, MA 02322*

*Tel. / Fax. (508) 580-2117*

*CHPLS@MSN.COM*

*William P. Self, P.L.S.*

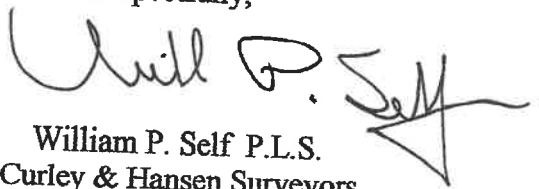
Date: Feb. 22, 2024

To: Town of Avon Board of Appeals  
Avon Town Offices  
# 65 East Main Street  
Avon, Ma. 02322

Re: Special Permit / Variance Request for property located at # 22 South St., Avon, Ma. 02322

The applicant is requesting the following Special Permit / Variance from the Avon Zoning By-Laws. The Petitioners, David & Doreen Murray, of # 22 South Street, Avon, Ma. 02322 (Map: D4 Block: 6 Plot: 3) request relief in the form of a Special Permit under Section 7-5(M) "Extension or Alteration of an Existing Structure or Use" and a Variance under Section 6-4 "Dimensional and Density Regulations Table - Front, Side or Rear Yard Setback Requirements" to construct a 13.1' x 10.7' wooden deck to an existing non-conforming dwelling. The proposed deck does not meet the side yard requirement of 15' (seeking 10.2' relief) and the rear yard requirement of 30' (seeking 24.5' relief). The petitioners have recently purchased the property (see current deed recorded at Norfolk Registry of Deeds book: 41447 page: 326)

Respectfully,



William P. Self P.L.S.  
Curley & Hansen Surveyors

BOARD OF ASSESSORS  
Warren B. Lane, Chairman  
Jonathan D. Madore, Clerk  
Sam Kamel, Member

ASSISTANT ASSESSOR

# Town of Avon Massachusetts

Town Offices  
Buckley Center  
65 East Main Street  
Avon, MA 02322  
(508) 588-0414  
FAX (508) 559-0209  
www.avon-ma.gov



## BOARD OF ASSESSORS

### REQUEST FOR ABUTTERS LIST

APPLICANT INFORMATION NAME: Crowley & Hausman (Bill Self)  
ADDRESS: 160 POND ST  
AVON, MA 02322  
PHONE #: (508) 588-2117

REQUEST FOR ABUTTERS LIST OF PARCELS WITHIN 300 FEET OF PROPERTY

LOCATED AT 22 SARD ST

MAP D4 BLOCK 6 LOT 3

REASON FOR REQUEST: ZBA FILING

DATE OF REQUEST: 2/20/2011

APPLICANT SIGNATURE: William P. Self

AMOUNT DUE WITH APPLICATION: \$25.00

ELECTRONIC COPY (EXCEL SPREADSHEET): TO YOUR FLASH DRIVE OR EMAILED TO YOU: AN ADDITIONAL \$5.00 CHARGE.

EMAIL ADDRESS: CHPLS@MSN.COM

300' CERTIFIED ABUTTERS LIST  
 22 SOUTH ST.  
 AVON, MA (D4-6-3)

FOR:  
 DAVID MURRAY AND DOREEN L. MURRAY, OWNERS

Board of Assessors  
 Certified Copy  
*David M. Murray*  
 AS OF 2/11/14/14

Map	Block	Lot	Location	Owners Name	Mailing Address	City	St Zip
D3	1	60	593 West Main St.	Owerka, Edward V. & Owerka, Alice L., L.E.	593 West Main St.	Avon	MA 02322
D3	1	61	36 South St.	Cameron, Richard & Cameron, Jo Ann	36 South St.	Avon	MA 02322
D3	1	62	48 South St.	Snyder, Jason & Snyder, Angela	48 South St.	Avon	MA 02322
D4	5	10	553 West Main St.	Gomes, Arlinda L. & Barbosa, Jose	553 West Main St.	Avon	MA 02322
D4	5	11	543 West Main St.	Lemee, David A. & Lemee, Ellen	PO Box 181	Avon	MA 02322
D4	5	12	533 West Main St.	Samuels, Robert J.	533 West Main St.	Avon	MA 02322
D4	5	3	39 South St.	Hunter, Lauren & Hunter, India	39 South St.	Avon	MA 02322
D4	5	4	2 Weir Terrace	Sarni, Edward P., Jensen, Joanne M & Jensen, Stephen	17 Klondike Rd.	Avon	MA 02322
D4	5	8	17 South St.	Chute, Paul J. & Chute, Linda A., Tr., The Chute Realty Trust	17 South St.	Avon	MA 02322
D4	5	9	15 South St.	Cudmore-Selman, Mildred A.	15 South St.	Avon	MA 02322
D4	6	1	577 West Main St.	Lovetere, Daniel F.	577 West Main St.	Avon	MA 02322
D4	6	2	565 West Main St.	Woodman, Joseph L. & Woodman, Linda A.	565 West Main St.	Avon	MA 02322
D4	6	4	30 South St.	Edwards, Stephen & Edwards, Megan, Tr., 30 South St. Realty Trust	72 South St.	Avon	MA 02322
D4	8	1	576 West Main St.	Menhno, Michael J. & Menhno, Janice, Tr., Thompson Manor R.T. II	576 West Main St.	Avon	MA 02322
D4	8	7	558 West Main St.	Diakite, Oumar	268 Greenbrook Dr.	Stoughton	MA 02072
D4	8	8	570 West Main St.	Kirkwood, Frances Janette & Kirkwood, Brandon Xavier	570 West Main St.	Avon	MA 02322



# 22 South St.

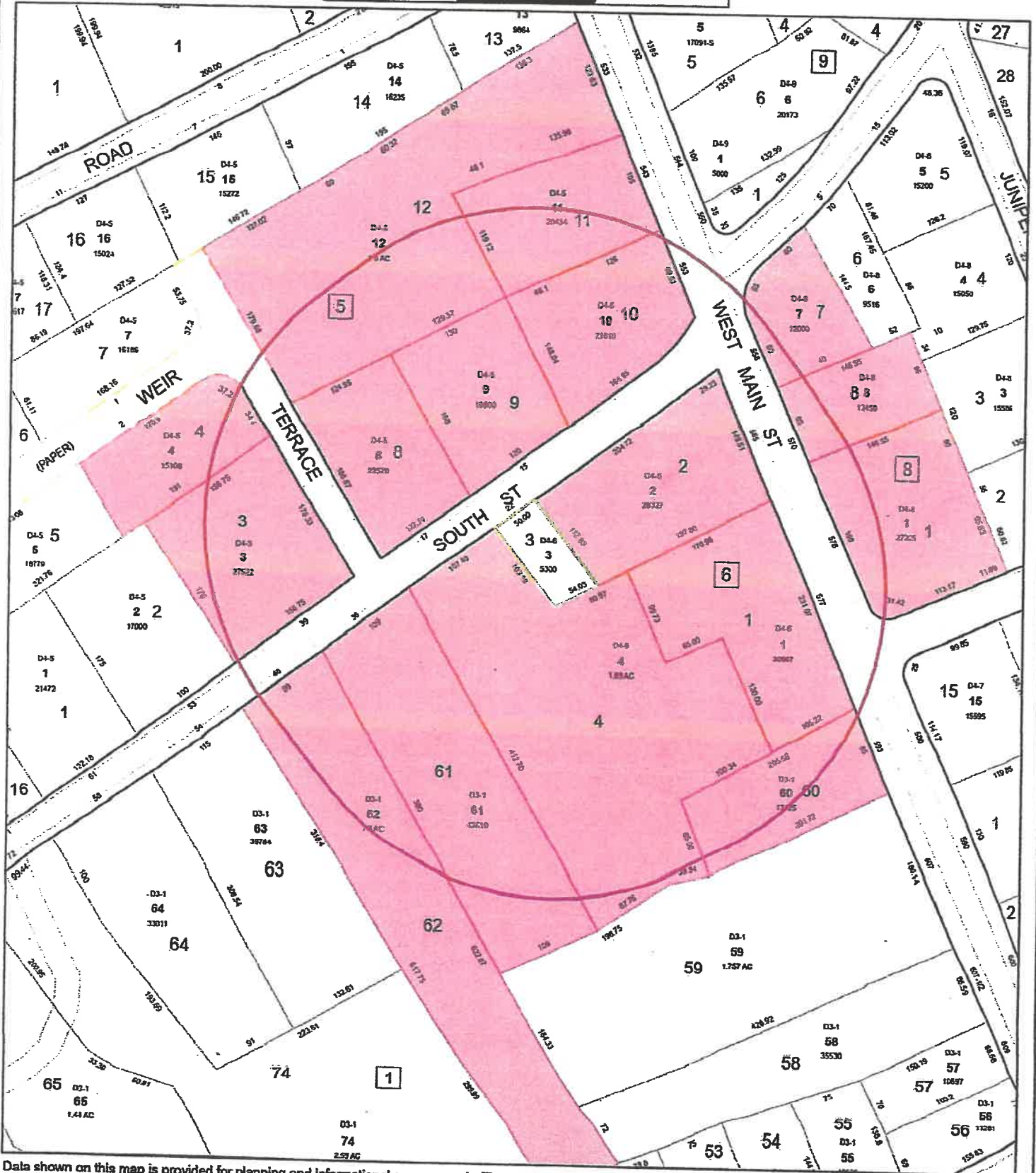
Town of Avon, MA

1 inch = 140 Feet



www.cai-tech.com

February 20, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

TOPO.	UTILITIES	STRT./ROAD	LOCATION

Code	Appraised Value	Assessed Value
1010	114,400	114,400
1010	134,800	134,800
1010	300	300
<b>Total</b>	<b>249,500</b>	<b>249,500</b>

Code	Appraised Value	Assessed Value	Yr.	Code	Assessed Value
99,700	2020	1010	110,700	2019	1010
122,300	2020	1010	119,900	2019	1010
300	2020	1010	300	2019	1010
<b>Total:</b>	<b>222,300</b>	<b>Total:</b>	<b>230,900</b>	<b>Total:</b>	<b>221,500</b>

Yr.	Type	Description	Amount	Comm. Int.

Yr.	Code	Assessed Value
2021	1010	101,300
2021	1010	119,900
2021	1010	300
<b>Total:</b>		<b>221,500</b>

Year	Type	Description	Amount	Comm. Int.

Year	Type	Description	Amount	Comm. Int.

Year	Type	Description	Amount	Comm. Int.

Year	Type	Description	Amount	Comm. Int.

**RECORD OF OWNERSHIP**

CUMMINGS TRUST OF 2011  
PATRICIA A CUMMINGS TRUSTEE  
22 SOUTH ST  
AVON, MA 02322  
Additional Owners:

**EXEMPTIONS**

0050/A  
NBHD Name  
Street Index Name  
Tracing  
Batch

**OTHER ASSESSMENTS**

Amount Number Description

**ASSESSING NEIGHBORHOOD**

Notes

**BUILDING PERMIT RECORD**

Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Comments

**LAND LINE VALUATION SECTION**

Use Code Description Zone D Front Depth Units Unit Price Acres Disc Factor S.A. Disc Factor Idx Adj. Notes-Adj

**APPROXIMATE VALUE SUMMARY**

Appraised Bldg. Value (Card)  
Appraised XF (B) Value (Bldg)  
Appraised OB (L) Value (Bldg)  
Appraised Land Value (Bldg)  
Special Land Value  
Total Appraised Parcel Value  
Valuation Method:  
Adjustment:

**VISIT/CHANGE HISTORY**

Permit ID Issue Date Type IS ID Cd. Date Purpose/Result

**LAND LINE VALUATION SECTION**

Use Code Description Zone D Front Depth Units Unit Price Acres Disc Factor S.A. Disc Factor Idx Adj. Notes-Adj

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Appraised Land Value (Bldg)  
Special Land Value  
Total Appraised Parcel Value  
Valuation Method:  
Adjustment:



NOT  
AN  
OFFICIAL  
COPY

NOT  
AN  
OFFICIAL  
COPY

**QUITCLAIM DEED**

I, Cindy Loring, an unmarried woman, of 53 Stone Street, Revere, Massachusetts 02151, for full consideration paid of Five Hundred Thousand and no/100 Dollars (\$500,000.00)

Grant to David Murray and Doreen L. Murray, as husband and wife, tenants by the entirety, with quitclaim covenants,

The land and buildings thereon, situated on South Street, Avon, County of Norfolk, Massachusetts, bounded and described as follows:

- NORTHERLY by said South Street, there measuring fifty (50) feet;
- EASTERLY by land now or formerly of Ira May, there measuring one hundred ten (110) feet;
- SOUTHERLY by land now or formerly of Benjamin W. Porter, there measuring fifty (50) feet;
- WESTERLY by land now or formerly of said Benjamin W. Porter, one hundred two (102) feet to the point of beginning.

Said premises are conveyed subject to and with the benefit of easements, reservations, rights of way and restrictions of record, if any, insofar as the same may now be in force and applicable. Grantors hereby releases all rights of Homestead in the within-described property and certify under the pains and penalties of perjury that no person occupies the premises as a primary residence and no person has or can claim the benefit of a Homestead therein and that there are no former spouses, partners or former spouses in civil union who can claim the benefit of a Homestead therein.

For my title, see Deed recorded in Norfolk County Registry of Deeds, Book 41335, Page 508.

Locus: 22 South Street, Avon, MA 02322

MASSACHUSETTS STATE EXCISE TAX  
Norfolk Registry of Deeds  
Date: 10-06-2023 @ 09:00am  
Ctl#: 34 Doc#: 65310  
Fee: \$2,280.00 Cons: \$500,000.00

WILLIAM P. O'DONNELL, REGISTER  
NORFOLK COUNTY REGISTRY OF DEEDS  
RECEIVED & RECORDED ELECTRONICALLY



Witness my hand and seal this <sup>NO</sup> 5 day of October, 2023. <sup>NOT</sup>  
AN OFFICIAL COPY AN OFFICIAL COPY

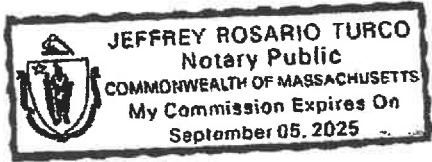
*Cindy Loring*  
Cindy Loring

COMMONWEALTH OF MASSACHUSETTS

Suffolk, SS

October 5, 2023

On this date, before me, the undersigned notary public, personally appeared the above-named, Cindy Loring, proved to me through satisfactory evidence of identification, which were Mass Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

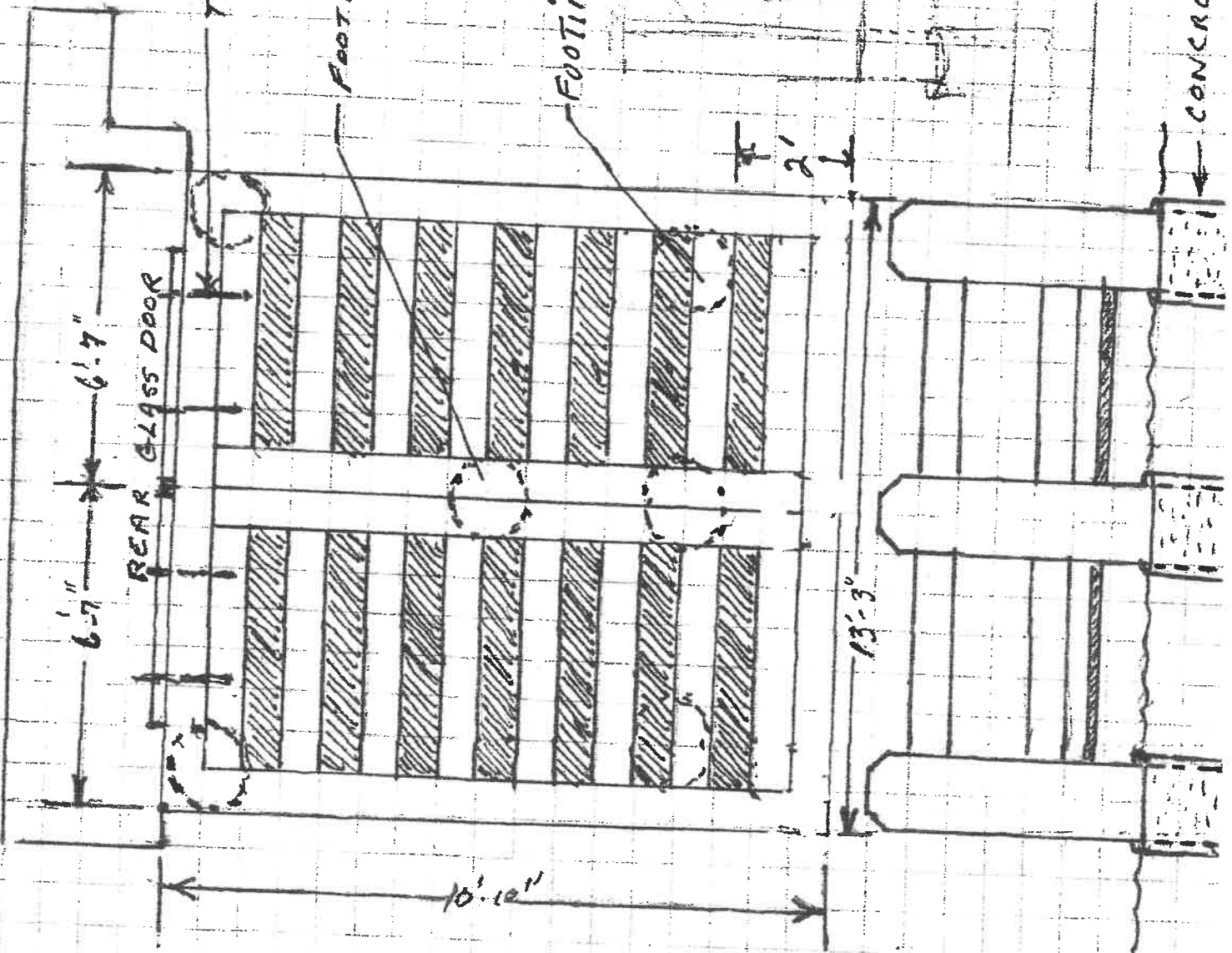


*Jeffrey Rosario Turco*  
Notary Public: Jeffrey Rosario Turco  
My Commission Expires: 9/5/25

George C. Chandelbert  
UNRESTRICTED  
CONSTRUCTION  
SUPERVISOR  
CS-103571

U O O

REAR WINDOW



TENSION TIES

FOOTINGS 3' DOWN

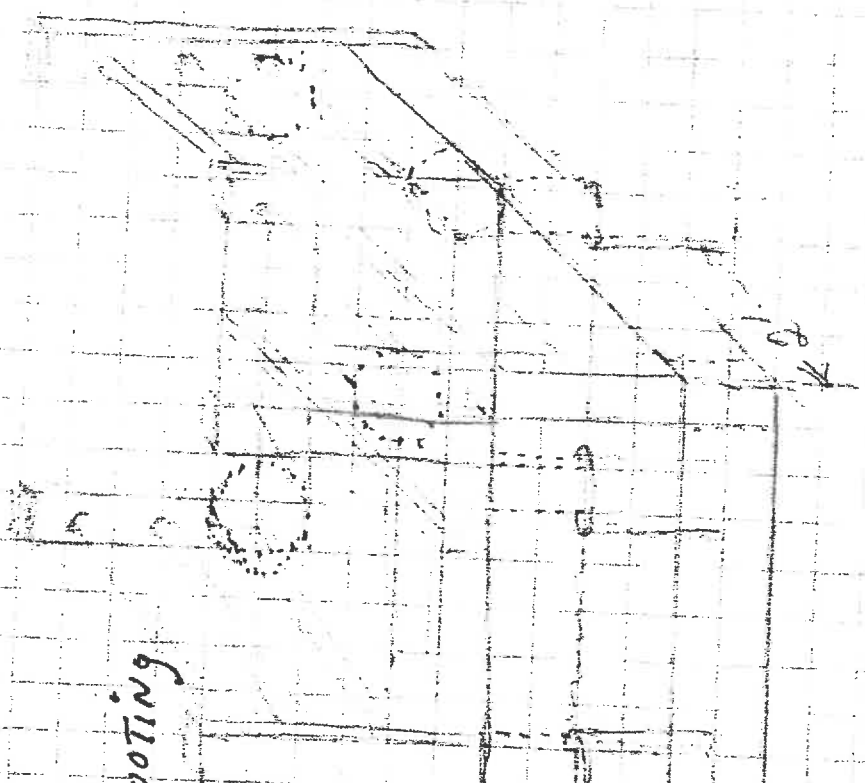
FOOTING

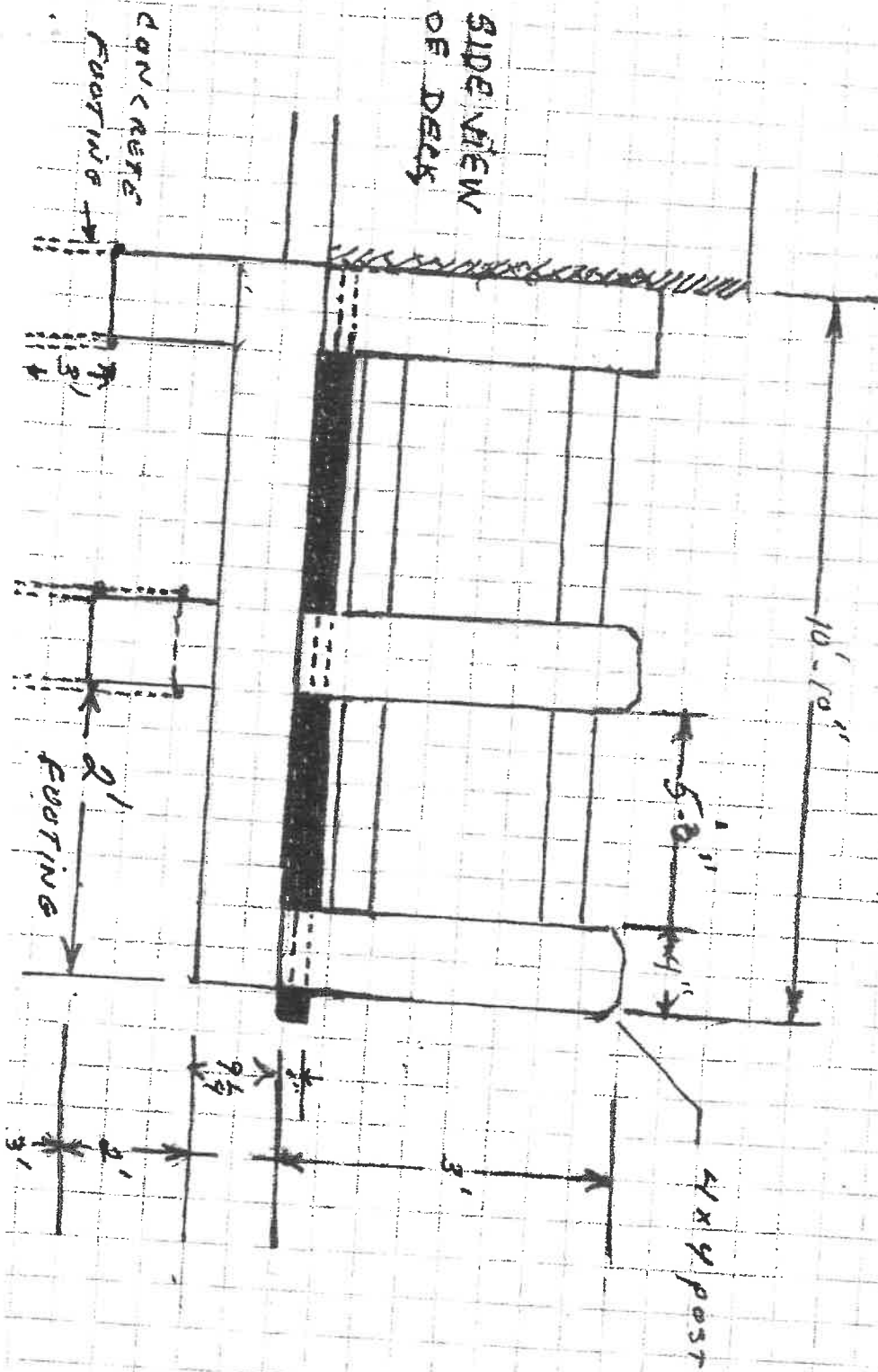
CONCRETE FOOTINGS

10'-10"

13'-3"

2'-11"





DREEN MURRAY - DECK PLANS 13-3" X 10'-10"

22 SOUTH STREET

AVON MA.

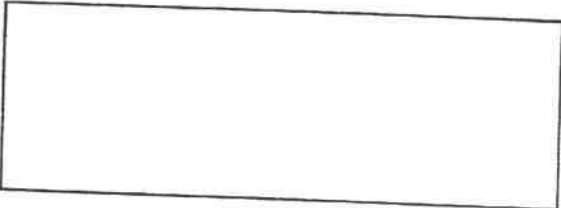
J.C. / GEORGE CHANDLER

CS-103591  
 Unrestricted  
 Construction  
 Supervisor



**PROCEDURES FOR APPLICANTS/PETITIONER(S)**

**BOARD OF APPEALS' REQUEST FOR HEARING**



**Application and Document requirements:**

<b>FILE APPLICATION AT TOWN CLERK'S OFFICE</b>	
✓	Application with Town Clerk, including denial notice by the Zoning Officer (Building Inspector);
✓	Application Fee of \$600.00 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 <u>will notify all Town of Avon Boards and Commissions of the applicant's Public Hearing</u>, as well as request the <u>Town Clerk to post the Notice of Public Hearing on the Official Town of Avon Bulletin Board;</u></p>
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**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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# Curley & Hansen

Registered Land Surveyors

150 Pond Street  
Avon, Massachusetts 02322  
Tel. / Fax. (508) 580-2117

## LETTER OF TRANSMITTAL

DATE: FEB 22, 2024 JOB #: 3184  
ATTENTION: BUDG INSPECTOR  
RE: Nº 22 SOUTH ST AVON  
PROPOSED DECK / VARIANCES  
APPLICATION

TOWN OF AVON  
65 EAST MAIN ST  
AVON, MA. 02322

WE ARE SENDING YOU  ATTACHED  Under separate cover via \_\_\_\_\_ the following to:

Shop Drawings  Prints  Plans  Samples  Specifications  Copy of Letter  
 Change Order  Other \_\_\_\_\_

COPIES	DATE	NUMBER	DESCRIPTION
6			VARIANCE FILING FOR Nº 22 SOUTH ST AVON..... PROPOSED DECK

### THESE ARE TRANSMITTED AS CHECKED BELOW:

For Approval  Approved as Submitted  Resubmit \_\_\_\_\_ Copies for Approval  
 For Your Use  Approved as Noted  Submit \_\_\_\_\_ Copies for Distribution  
 As Requested  Returned for Corrections  Return \_\_\_\_\_ Corrected Prints  
 For Review and Comments  \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 20 \_\_\_\_\_  Prints Returned After Loaned to Us

REMARKS:

RESPECTFULLY

Bill Self