



The Commonwealth of Massachusetts  
Town of Avon

TOWN CLERK

2021 APR 15 P 12:43

(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: 28 Nichols Ave

Map/Block/Lot: D3-2-5

In the following respect: A special Permit for the "Extention, Alteration or Addition" To A pre existing non-conforming structure on Lot section 255-7.5M  
And A VARIANCE of the front set back as required for Residential A zone from 25 ft To 24 ft.

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:

See attached Letter To Building Commissioner

Petitioner By Kasner berosta / Maire Demola

Address #28 Nichols Ave Avon mass 02322

Telephone Number (781)-608-2077 or (781)201-1049



April 14, 2021

Build Department  
Buckley Center  
65 East Main Street  
Avon, MA 02322

Dear Building Commissioner,

Thank you for your letter pertaining to my site plan and permit application for addition of mudroom for my dwelling at 28 Nichols Ave, Avon MA.

I am writing to request a variance for an addition of 8'x5'(8'x4') mudroom and a 16'x14' addition to our 2-story residential house.

The following circumstances have transpired to increase the important action for our family to require a handicap accessibility ramp to the property.

Our adult daughter who resides in our home is mentally disabled and she has difficulty with mobility. A ramp installment can minimize the risk of injuries. It would provide necessary access to the home and grant her full accommodations with her disability for accessibility and inclusion when entering and leaving her residence comfortably.

Residing in the home as well is my wife's mother, she is a senior citizen and has medical conditions. A ramp would give us security and reassurance so she can be more comfortable to navigate safely into the house, she can maintain her independence to do activities she enjoys in the yard to avoid a sense of isolation or any feeling of uselessness in her life. In the event of an emergency situation it would provide an immense aide with transporting her mobile chair.

The acceptance of approval for an addition to our 2-story residential house to accommodate a ramp is a necessity and great utility to our family members for day-to-day living. It will significantly improve the life of our daughter with medical conditions and will tremendously affect the well-being of my elderly mother in law. Our loved ones can maintain independence, increase their mobility and decrease the risk of getting injured.

Respectfully submitted,

*Karen Derosla*  
*Marie Derosla*

Mr. & Mrs. Derosla



**BUILDING DEPARTMENT**  
Robert C. Borden, Commissioner  
[Rborden@avon-ma.gov](mailto:Rborden@avon-ma.gov)  
Charles Comeau, Assistant Insp.  
Al Campbell, Plumbing & Gas Insp.  
Dennis Collum, Electrical Insp.

# Town of Avon Massachusetts



**TOWN OFFICES**  
Buckley Center  
65 East Main St. 02322  
Tel (508) 588-0414  
Fax (508) 559-0209  
[www.avon-ma.gov](http://www.avon-ma.gov)

April 2, 2021

Mr. & Mrs. Derosla  
28 Nichols Ave.  
Avon, MA 02322

Dear Mr. & Mrs. Derosla:

8'x4'

I have reviewed your site plan and permit application for additions of an 8'x5' mudroom and a 16'x14' addition to your dwelling at 28 Nichols Ave., Avon.


Your existing 2-story residential structure is "pre-existing, non-conforming" to the required setbacks of the Avon Zoning By Law, 255-6.4 for the west side setback, 12.9' existing, with 15' required.

Zoning By Law Section 255-7.5M requires a special permit issued by a finding of the Avon Board of Appeals for "Extension, Alteration or Addition" to a non-conforming use or structure.

Furthermore, the proposed "mudroom" shows a front setback of 24.8 feet. The minimum front setback for your residential Zone A, from Table 255-6.4, is 25 feet. You must, therefore, apply and be granted a variance to reduce the setback to the proposed 24.8 feet.

You may appeal this decision to the Avon Board of Appeals, 65 E. Main St., Avon, MA within 30 days.

Sincerely,

  
Robert C. Borden  
Building Commissioner  
Town of Avon

CC: P. Bessette – Town Clerk  
L. McKenney – Board of Appeals Clerk  
P. Nelson, Morales Construction, 1257 Worcester Rd., Framingham, MA 01701





CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
DEROSLA KESNER & BAUER MARIE E	28 NICHOLS AVE					Code	Assessed Value
						1010	174,600
						1010	141,100
						1010	500
<b>SUPPLEMENTAL DATA</b>							
Other ID: 0D3002005		ASSOC PID#					
Subdivision							
Photo							
Ward							
Precinct							
GIS ID: F 780843 2867852							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	V.C.
DEROSLA KESNER & BAUER MARIE E		32386/ 97	07/11/2014	Q	I	264,000	00
		3878/ 255	02/23/1961	U	I		
<b>Total:</b>							

**EXEMPTIONS**

Year	Type	Description	Code	Amount	Number	Comm. Int.
<b>TOTAL:</b>						

**ASSESSING NEIGHBORHOOD**

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0060/A				
YELLOW IA				
6/10 METAL FLUE				
EXT=FAIR				

EXEMPTIONS		OTHER ASSESSMENTS		VISIT/ CHANGE HISTORY	
Appraised Bldg. Value (Card)	172,000	Appraised XF (B) Value (Bldg)	2,600	Field Review	20
Appraised OB (L) Value (Bldg)	500	Appraised Land Value (Bldg)	141,100	Field Review	20
Special Land Value	0	Special Land Value	0	Review	14
Total Appraised Parcel Value	316,200	Valuation Method:		Measur+-Listed	00
Adjustment:		Adjustment:		First Visit-Info Card left	11
Net Total Appraised Parcel Value	316,200				

LAND LINE VALUATION SECTION										
B #	Use Code	Use Description	Zone D	Front Depth	Units	Unit Price	I. Factor	S.A. Disc	Acre C. ST.	Notes-Adj
1	1010	RES MDL-01	RDA		9,098 SF	14.10	1.0000	5	1.00000	1.10
<b>TOTAL CARD LAND UNITS:</b>										
0.21 AC Parcel Total Land Area: 0.21 AC										
<b>Total Land Value:</b>										
141,100										

VISION

401  
AVON, MA



Element	Cd.	Ch.	Description
Style	03		Colonial
Model	01		Residential
Grade	03		Average
Stories	2		
Occupancy	1		
Exterior Wall 1	14		Wood Shingle
Exterior Wall 2	19		Brick Veneer
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	05		Vinyl/Asphalt
Heat Fuel	03		Gas
Heat Type	04		Forced Air-Duc
AC Type	03		Central
Total Bedrooms	04		4 Bedrooms
Total Bthrms	1		
Total Half Baths	1		
Total Xtra Fixtrs	8		
Total Rooms	02		
Bath Style	02		
Kitchen Style	02		

FBM[400]
UBM[320]

WDK	14	
FEP	16	
FUS	16	
BAS		
FUS		30

**COST/MARKET VALUATION**

Adj. Base Rate:	137.74
Net Other Adj:	257,574
Replace Cost	7,000.00
AYB	264,574
EYB	1961
Dep Code	1984
Remodel Rating	A
Year Remodeled	
Dep %	35
Functional Obscnc	
External Obscnc	
Cost Trend Factor	
Condition	
% Complete	65
Overall % Cond	172,000
Apprais Val	
Dep % Ovr	0
Dep 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 Description	L/B	Units	Unit Price	Yr	Gde	Lp	Rt	Cnd	%Cnd	Apr	Apr Value
SHD1	SHED FRAME	L	80	12.00	1996	0	50	500						
FPL3	2 STORY CHI	B	1	4,000.00	1984	1	100	2,600						

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value
BAS	First Floor	720	720	720	137.74	99,173
FBM	Basement, Finished	0	400	400	55.10	22,038
FEP	Porch, Enclosed, Finished	0	256	256	82.86	21,212
FUS	Upper Story, Finished	750	750	750	137.74	103,305
UBM	Basement, Unfinished	0	320	320	27.55	8,815
WDK	Deck, Wood	0	224	224	13.53	3,030
<b>Ttl. Gross Liv/Lease Area:</b>					<b>1,470</b>	<b>2,670</b>
						<b>264,574</b>

