



*The Commonwealth of Massachusetts*

**Department of Public Safety  
Architectural Access Board**

**One Ashburton Place, Room 1310  
Boston Massachusetts 02108-1618**

Phone: 617-727-0660

Fax: 617-727-0665

[www.mass.gov/dps](http://www.mass.gov/dps)

Docket Number

(Office Use Only)

**APPLICATION FOR VARIANCE**  
**Curb cuts/sidewalks**

In accordance with M.G.L., Chapter 22, Section 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the location(s) described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

**PLEASE ENCLOSE:**

- 1) A filing fee of \$50.00 (Check/Money Order) made payable to the "Commonwealth of Massachusetts" and all supporting documentation (e.g. plans in 11" x 17" format, photographs, etc.). In addition, the complete package (including plans, photographs and the completed "Service Notice") must be submitted to all parties via compact disc.
- 2) The completed "Service Notice" form provided at the end of this application certifying that a copy of your *complete application* has been received by the Local Building Inspector, Local Disability Commission (if applicable), and Local Independent Living Center for the city/town that the property in question resides in. A list of the local entities can be found by calling the Architectural Access Board Office or the Local City/Town Clerk. For a list of the Local Independent Living Centers you can either call the Architectural Access Board Office or visit the Massachusetts Statewide Independent Living Council website at <http://www.masilc.org/membership/cils>.

1. State the name and address of the owner of the project:

Kenneth Sundberg

E-mail: SundbergPropertyManagement@gmail.com

Telephone: 978-815-3560

2. State the exact location of the area in question (e.g. Northwest corner of Main St. and Broadway) (use additional sheets if necessary):

251-255 Main St, Acton, MA 01720 Kelley's Corner (intersection of Main St & Beverly Rd –  
Across from The Big K and next to The Acton Bowladrome.

3. Describe the project (e.g. complete reconstruction of Rt. 20 from Main St. to Broadway):  
An addition consisting of two commercial units was constructed next to the existing building located at 251-255 Main St in Acton MA.

4. Check the work performed or to be performed: We added an addition to our previously established building.

New Construction  Reconstruction/Alteration  Repair

5. Briefly describe the extent and nature of the work performed or to be performed (use additional sheets if necessary):

We added an additional 3050 Square Feet to our existing building of 3700 Square Feet. We added additional parking in the rear of the units as well as a new concrete walk that wraps around ¾'s of the building. The parking previously located in the front of the building was reconstructed per MAAB Codes. We also added a sidewalk Parallel to Main St that allows community members to walk safely from property to property. A concrete walk was constructed across the front parking lot to allow community members to safely enter the property.

6. State each section of the Architectural Access Board's Regulations for which a variance is being requested:

6a. Check appropriate regulations:

1996 Regulations  2002 Regulations  2006 Regulations

SECTION NUMBER	LOCATION OR DESCRIPTION
<u>23.4.3</u>	<u>3 Front Handicap Spots</u>
<u>23.4.6.d</u>	<u>2 Front Access Aisles</u>
<u>22.3.1</u>	<u>Walk connecting Building to Main St Walk</u>
<u>21.3</u>	<u>Curb cut between OrangeLeaf and Subway</u>

7. For each variance requested, state in detail the reasons why compliance with the Board's regulations is impracticable (use additional sheets if necessary), including but not limited to: the necessary cost of the work required to achieve compliance with the regulations (i.e. written cost estimates); and plans justifying the cost of compliance.

**3 Front Handicap Spots** – In a section of the Handicap spots in the front of our lot, there are some places where the slope exceeds 2%. In order to bring a small section of the Handicap spots down no more than 2%, we will need to rip up the new asphalt, try to bring down the earth slightly and repave the whole front lot. Due to a preexisting building, topography of the location of the building, the distance between the preexisting building and Main St and limitations on material used, the Parking lot was constructed within MAAB Codes to the best of our abilities. To make the parking lot look more unified, we took the extra step and we did our best to construct all of the front parking spots within the 2% slope. Once the topography has been brought down, we will need to reconstruct the concrete walk connecting the building to the concrete walk along Main St.

**2 Front Access Aisles** – There are some places in the two front Access Aisles where the slope exceeds the 2%. Like the process for the Handicap Spots, we would need to rip up the new asphalt, try to bring down the earth slightly and repave the whole front lot. Due to a preexisting building, topography of the location of the building, the distance between the

14. State the name and address of the architectural or engineering firm including the name of the individual architect or engineer responsible for preparing drawings of the project:  
Stamski And McNary, Inc 1000 Main St, Acton, MA 01720 – George Dimakarakos,  
P.E.,  
E-mail: gd@stamskiandmcnary.com  
Telephone: 978-263-8585 ext. 212

15. State the name and address of the local or state building official responsible for overseeing this project:  
Frank Ramsbottom – Building Commissioner 472 Main St, Acton, MA  
01720  
E-mail: building@acton-ma.gov  
Telephone: 978-929-6633

Date: 5/8/13



Signature of owner or authorized agent

PLEASE PRINT:

KENNETH Sundberg  
Name

20 HENLEY RD  
Address

Acton                      MA                      01720  
City/Town                      State                      Zip Code

KENNETHSUNDBERG@GMAIL.COM  
E-mail

978-815-3560  
Telephone

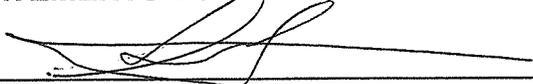
**ARCHITECTURAL ACCESS BOARD VARIANCE APPLICATION  
SERVICE NOTICE**

I, Kenneth Sundberg, as Project Owner for the Petitioner  
 \_\_\_\_\_ submit a variance application  
 filed with the Massachusetts Architectural Access Board on May 8<sup>th</sup> 2013.

**HEREBY CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT I SERVED OR CAUSED TO BE SERVED, A COPY OF THIS VARIANCE APPLICATION ON THE FOLLOWING PERSON(S) IN THE FOLLOWING MANNER:**

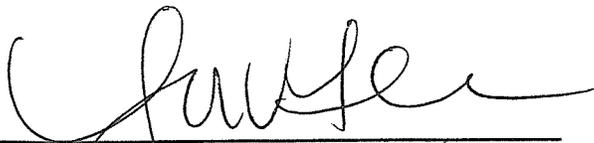
	<u>NAME AND ADDRESS OF PERSON OR AGENCY SERVED</u>	<u>METHOD OF SERVICE</u>	<u>DATE OF SERVICE</u>
1	Building Dept 472 Main St Acton, MA	Hand Deliver	May 10 <sup>th</sup> 2013 <del>May 10<sup>th</sup> 2013</del>
2	Commission of Disability 472 Main St Acton, MA 01720	Hand Deliver	May 10 <sup>th</sup> 2013
3	Mass Architectural Access Board 1 Ashburton Place, Room 1310 Boston, MA 02108	<del>Hand</del> Mail	May 10 <sup>th</sup> 2013

**AND CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT THE ABOVE STATEMENTS TO THE BEST OF MY KNOWLEDGE ARE TRUE AND ACCURATE.**

  
 \_\_\_\_\_  
 Signature: Appellant or Petitioner

On the 9<sup>th</sup> Day of May 2013.  
 PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED

Kenneth Sundberg  
 \_\_\_\_\_  
 (Type or Print the Name of the Appellant)

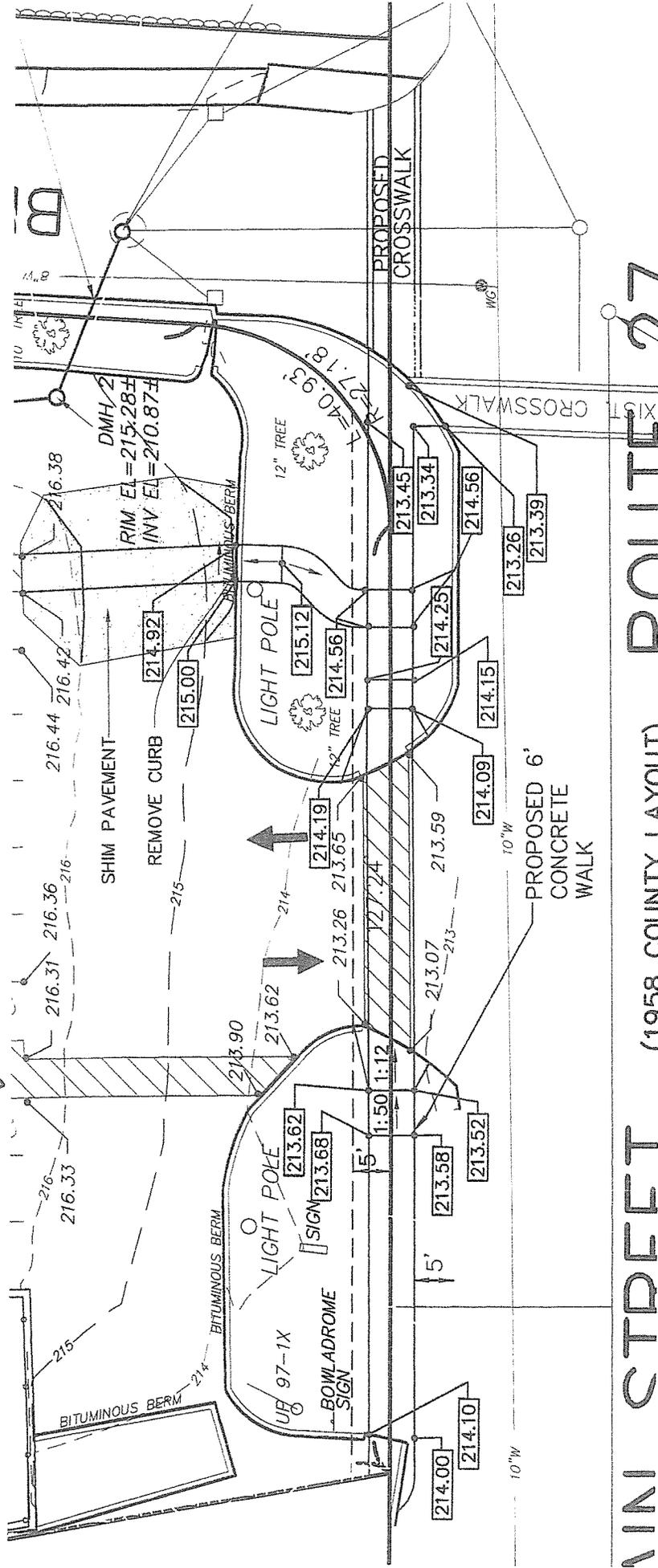
  
 \_\_\_\_\_  
 NOTARY PUBLIC Jamie V Tomc.


**JAMIE V. TOMC**  
 Notary Public  
 Commonwealth of Massachusetts  
 My Commission Expires  
 September 10, 2015

**MY COMMISSION EXPIRES**

NEW INAİK

OLD WALK



WINI STREET

(1058 COUNTY LAYOUT)

BOITE

37