Date Received TOWN CLERK By:_____

Appendix B

Date Received BOARD OF APPEALS By:_____

TOWN OF ACTON
APPLICATION FOR APPEAL
(ZONING BYLAW)

Date of Zoning Enforcement Officer's Action (If applicable): _____
Applicable Section of Zoning Bylaw: 8.1.5

Refer to the "Rules and Regulations for Appeals" available from the Planning Department for details on the information and fees required for this application. Contact the Planning Department at 978-929-6631 with any questions concerning the Rules. Incomplete applications may be denied.

Please type or print your application.

1. Location and Street Address of subject Appeal: 4 Larch Road

2. Applicant's Name Michael Schick
   Address 4 Larch Road, Acton, MA 01720
   Telephone 978-263-7056 H Email Schick7802@gmail.com
   * 732-690-7141 C * preferred

3. Town Atlas Map(s)/Parcel Number(s) E3-53+48

4. Zoning District (s) of Parcel(s) R-4

5. Detailed description of the proposed Appeal (Please use additional pages if needed): We would like to complete a 2nd Floor addition that does not extend the Dwelling and does not add any bedrooms

6. If any special permits, variances or other appeals have been filed previously for this site give file numbers:
   N/A → None Since 2010

The undersigned hereby apply to the Zoning BOARD of Appeals for a public hearing and Appeals under Section 10.1.1 of the Zoning Bylaw.

The undersigned hereby certify that the information on this application and plans submitted herewith are correct, and that all applicable provisions of Statutes, Regulations, and Bylaws will be complied with. The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

12/1/2015
Date

Signature of Petitioner(s)

Signature of Petitioner(s)

Zoning Table - 4 Larch Road		
	Existing	**Proposed**
Zoning District	R-4	Same
Parcel Numbers	E3-53 & 48	Same
Lot Size	38,516 sft. (40K Req.)	Same
Frontage Road	210 ft (175ft Req.)	Same
Gross Floor Area	1670 gsft	N/A
Total Area	N/A	2,668 gsft (998 gsft add)
Total Area Increase (%)	N/A	60%

1.3.7 FLOOR AREA, GROSS: The sum of the gross horizontal areas of the several floors of a BUILDING measured from the exterior face of exterior walls, or from the centerline of a wall separating two BUILDINGS, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six feet.

1.3.8 FLOOR AREA, NET: The total of all floor areas of a BUILDING including basement and other storage areas, but not including stairways, elevator wells, rest rooms, common hallways and BUILDING service areas, and not including areas used for a Child Care Facility as defined in Section 3.4.6 of this Bylaw provided that such Child Care Facility is accessory to a PRINCIPAL USE located in the same BUILDING or on the same LOT.

1.3.9 FLOOR AREA RATIO: The ratio of the sum of the NET FLOOR AREA of all BUILDINGS on a LOT to the DEVELOPABLE SITE AREA of the LOT.

2010 00103941
Bk: 54889 Pg: 214 Doc: DEED
Page: 1 of 2 06/25/2010 01:23 PM

QUITCLAIM DEED

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 06/25/2010 01:23 PM
Ctrl# 141307 13053 Doc# 00103941
Fee: $2,029.20 Cons: $445,000.00

We, **Anne E. Nason** and **Kenneth M. Briner,** of Acton, Massachusetts ("**Grantor**"), FOR CONSIDERATION OF FOUR HUNDRED FORTY FIVE THOUSAND DOLLARS ($445,000.00), grant to **Michael S. Schick** and **Kelly A. Schick** ("**Grantee**"), husband and wife as tenants by the entirety, of 4 Larch Road, Acton, Middlesex County, Massachusetts, with **QUITCLAIM COVENANTS**:

Parcel I

A certain parcel of land with the buildings thereon situated in Acton, Middlesex County, Massachusetts, bounded and described as follows:

SOUTHERLY:	by Larch Road, one hundred forty nine and 39/100 (149.39) feet;
SOUTHEASTERLY:	by a curved line at the junction of Larch Road and Balsam Drive, forty-one and 24/00 (41.24) feet and ten and 55/100 (10.55) feet;
NORTHEASTERLY:	by Lot 22 as shown on a plan hereinafter referred to, two hundred sixty-two (262) feet, more or less;
NORTHWESTERLY:	by Lot 19 as shown on said plan, ninety-seven (97) feet, more or less and
WESTERLY:	by Lot 20 as shown on said plan, one hundred eighty-eight and 76/100 (188.76) feet.

Said parcel contains 28,400 square feet of land according to said plan and is shown as Lot #21 on a plan entitled "Evergreen Heights" Subdivision Plan of Land in Acton, Mass., owned by Herbert L. Estabrook dated October 1, 1960, Joseph W. Moore, Inc., Reg. Land Surveyors, recorded with the Middlesex South District Registry of Deeds in Book 9981 End.

Parcel II

The land in Acton, Middlesex County, Massachusetts, shown as Parcel 22A on a plan entitled "Compiled Land in Acton, Mass., owned by Graham Builders, Inc." dated October 4, 1978, Acton Survey & Engineering, Inc., which plan is recorded at the Middlesex South District Registry of Deeds in Book 13732, Page 24.

Said premises are conveyed subject to restrictions and easements of record, insofar as the same are now in force and applicable.

Recorded by/Return to:
LAW OFFICES OF BRIAN P. MOHAN
48 Weston Street, Suite 4
Waltham, MA 02453
781-893-5955
File No: [illegible]

Meaning and intending to convey the same premises by deed dated August 3, 1998 to Anne E. Nason and Kenneth M. Briner recorded at the Middlesex South District Registry of Deeds in Book 28995, Page 178. Also see Confirmatory Deed from Catherine A. Reich recorded herewith and Confirmatory Deed from Anne E. Nason recorded herewith.

WITNESS MY HAND AND SEAL this 24th day of June, 2010.

Anne E. Nason

Kenneth M. Briner

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 24th day of June, 2010, before me, the undersigned notary public, personally appeared **Anne E. Nason** and **Kenneth M. Briner**, proved to me through satisfactory identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document, and each such person acknowledged to me that he/she signed such document voluntarily for its stated purpose.

Jonathan Wagner - Notary Public

My commission expires: 1/3/2014

JONATHAN WAGNER
MY COMM. EXPIRES JAN. 3, 2014
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

RESTRICTION

I, Michael S. Schick + Kelly A. Schick, as owner(s) of a certain parcel of land in Acton, Middlesex County, Massachusetts, recorded/registered with the Middlesex South Registry of Deeds in Book 54889 page 214 Certificate _____ and which property is now known and numbered 4 Larch Road, Acton, Massachusetts (the "Premises") hereby makes and declares the Premises subject to the following restrictive covenant and provisions:

1. RESTRICTION

The one (1) single family dwelling house now permitted on the Premises shall not have more than 3 bedrooms.

2. BENEFIT

The foregoing restriction is for the benefit of the Board of Health of the Town of Acton.

3. DURATION

The foregoing restriction shall remain in effect in perpetuity unless sooner released by the Chairperson of the Board of Health of the Town of Acton.

WITNESS the execution hereof under seal as of the 30 day of November, 2015.

Signature

Signature

COMMONWEALTH OF MASSACHUSETTS
Massachusetts COUNTY, ss.

On this 30 day of November, 2015, before me, the undersigned notary public, personally appeared Michael + Kelly Schick, proved to me through satisfactory evidence of identification, which was 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.

Ellen R. Carlson
Notary Public
My Commission Expires: _____

ELLEN R. CARLSON
Notary Public, Commonwealth of Massachusetts
My Commission Expires August 25, 2017

Town of Acton
472 Main Street
Acton, MA 0001720
Telephone (978) 929-6621
Fax (978) 929-6340

Brian McMullen
Assessor

Locus: 4 Larch Rd/4 Larch Rd Beside
Parcel: E3-53, E3-48

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City ST Zip
E3-22	15 EVERGREEN RD	HETHERINGTON IRVINE LEE		15 EVERGREEN RD	ACTON, MA 01720
E3-31	13 EVERGREEN RD	TESTA JOHN J	SALLY A	13 EVERGREEN ROAD	ACTON, MA 01720
E3-34	12 BALSAM DR	ANDERSON DONALD		12 BALSAM DRIVE	ACTON, MA 01720
E3-37	11 EVERGREEN RD	PIERSON DALE R ET UX TRUSTEES	PIERSON RUTH & DALE INVEST T	11 EVERGREEN RD	ACTON, MA 01720
E3-38	10 BALSAM DR	BOLEN JEFFREY D	BOLEN JILL K	10 BALSAM DR	ACTON, MA 01720
E3-45	10 EVERGREEN RD	GOLDSTEIN BERNARD	& DORIS	10 EVERGREEN RD	ACTON, MA 01720
E3-46	11 BALSAM DR	KARUPPIAN VENKATA S	RAMAMOORTHY AGILA	11 BALSAM DR	ACTON, MA 01720
E3-47	9 EVERGREEN RD	LEE HAKHO	KIM YOUNGEUN	9 EVERGREEN RD	ACTON, MA 01720
E3-48-1	10 BALSAM DR BESIDE	BOLEN JEFFREY D	BOLEN JILL K	10 BALSAM DR	ACTON, MA 01720
E3-49	9 BALSAM DR	BLOCK MARK	WINOGRAD TERRIE	9 BALSAM DR	ACTON, MA 01720
E3-50	10 LARCH RD	MULFORD IAIN J	SPARGO KIRSTEN L	10 LARCH RD	ACTON, MA 01720
E3-5-1	14 BALSAM DR	ODIN MONIQUE	GROSS RICHARD W	14 BALSAM DR	ACTON, MA 01720
E3-52	8 EVERGREEN RD	SHELHAMER JAMES N		8 EVERGREEN RD	ACTON, MA 01720
E3-56	6 EVERGREEN RD	TREDENNICK MERRITT K TRUSTEE		6 EVERGREEN RD	ACTON, MA 01720
E3-57	2 LARCH RD	LEE HAKHO	KIM YOUNGEUN	2 LARCH RD	ACTON, MA 01720
E3-59	8 LARCH RD	GUALBERTO ANTONIO	HIXON MARY	8 LARCH RD	ACTON, MA 01720
E3-64	4 EVERGREEN RD	BROWN + GALLAGHER CONST CORP	C/O MARK GALLAGHER	351 REED FARM ROAD	BOXBORO, MA 01719
E3-65	1 LARCH RD	MARONI KAREN C	WAGNER JONATHAN	1 LARCH RD	ACTON, MA 01720
E3-66	3 LARCH RD	ASHTER SYED ALI	ZAKI TAHIRA	3 LARCH RD	ACTON, MA 01720
E3-67	5 LARCH RD	WARNER ALLEN B	NANCY L	5 LARCH RD	ACTON, MA 01720
E3-74	5 EVERGREEN RD	FOYE PETER B	PATRICIA C	4 BALSAM RD	ACTON, MA 01720
E3-75	4 BALSAM DR	FOYE PETER B	PATRICIA C	4 BALSAM DR	ACTON, MA 01720
E3-76	7 LARCH RD	BANSAL RAJESH C TRUSTEE	BOSE-BANSAL CRISHNA TRUSTE	7 LARCH RD	ACTON, MA 01720
E3-78	2 BALSAM DR	FOYE PETER B	PATRICIA C	4 BALSAM RD	ACTON, MA 01720
E3-35	2 HICKORY HILL TRL	CHEN CHUNG-JEN	TANG HUI-CHAO	2 HICKORY HILL TRL	ACTON, MA 01720
E3-39	4 HICKORY HILL TRL	MULFORD IAIN J	SPARGO KIRSTEN L	4 HICKORY HILL TR	ACTON, MA 01720

Abutters and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the property line all as they appear on the most recent applicable tax list.

HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:

Brian McMullen
Assessor

Locus: 4 Larch Rd/4 Larch Rd Beside
Parcel: E3-53, E3-48

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City ST Zip
Boxborough, MA 01729	Maynard, MA 01754	Concord, MA 01742	Littleton, MA 01460		
Carlisle, MA 01741	Stow, MA 01775	Westford, MA 01886	Sudbury, MA 01776		

Kelly Schorr

Kelly Schorr
Acton Assessors Office

11/2/2015

4 Larch Road Addition
Special Permit Application

Abutters List Pictures

August 7th, 2015

1 Larch Rd. E3-65

3 Larch Rd. E3-66

5 Larch Rd. E3-67

7 Larch Rd. E3-76

8 Larch Rd. E3-59

4 Balsam Rd. E3-74/75/78

9 Balsam Rd. E3-49

10 Balsam Rd. E3-38/48-1

11 Balsam Rd. E3-46

12 Balsam Rd. E3-34

14 Balsam Rd. E3-5-1

2 Hickory Hill Tr. E3-35

4 Hickory Hill Tr. E3-39

6 Evergreen Rd. E3-56

8 Evergreen Rd. E3-52

9 Evergreen Rd. E3-47

10 Evergreen Rd. E3-45

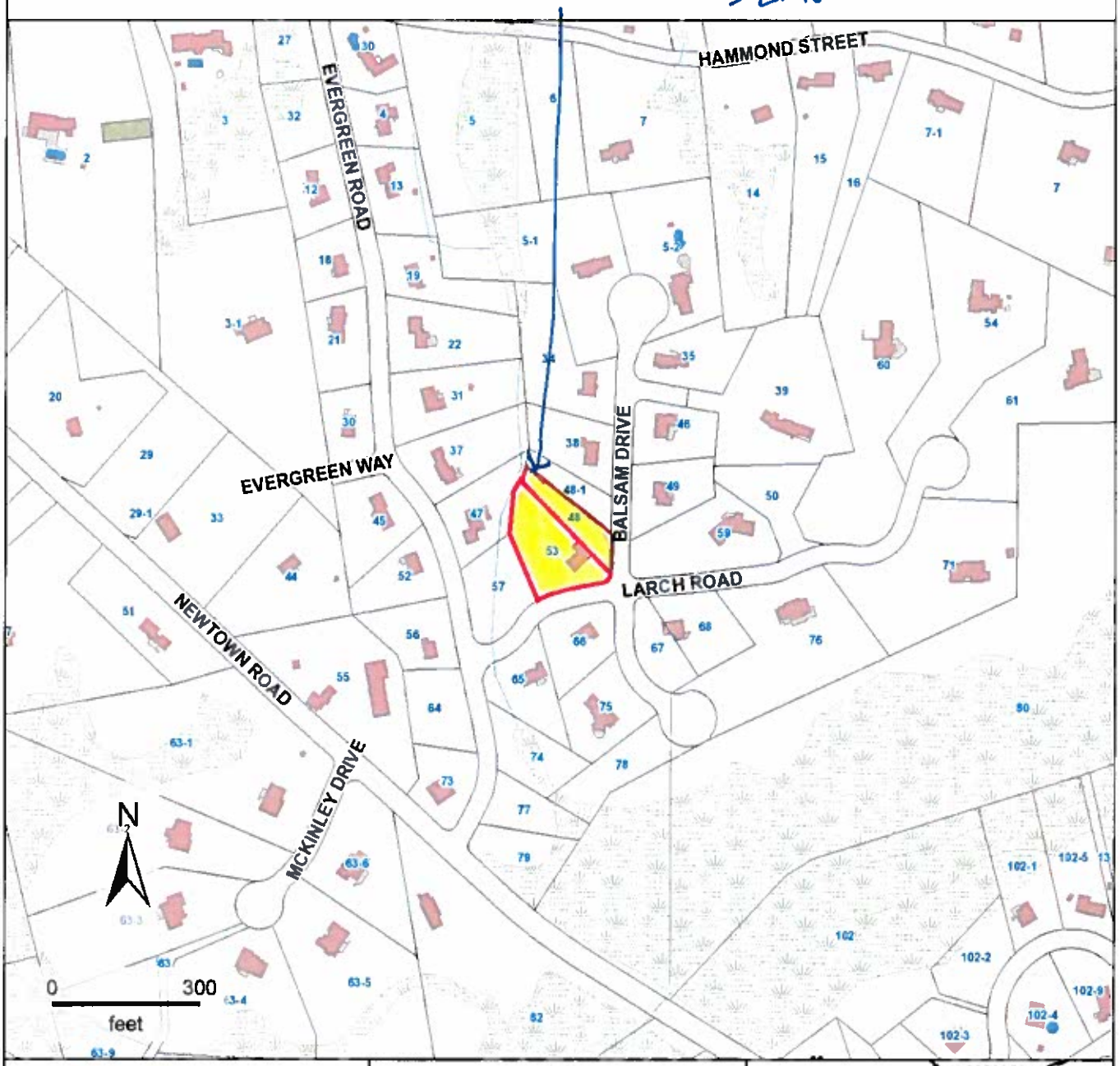
11 Evergreen Rd. E3-37

13 Evergreen Rd. E3-31

15 Evergreen Rd. E3-22

4 Larch Road Locus Map

Lot 53
Lot 48
both owned



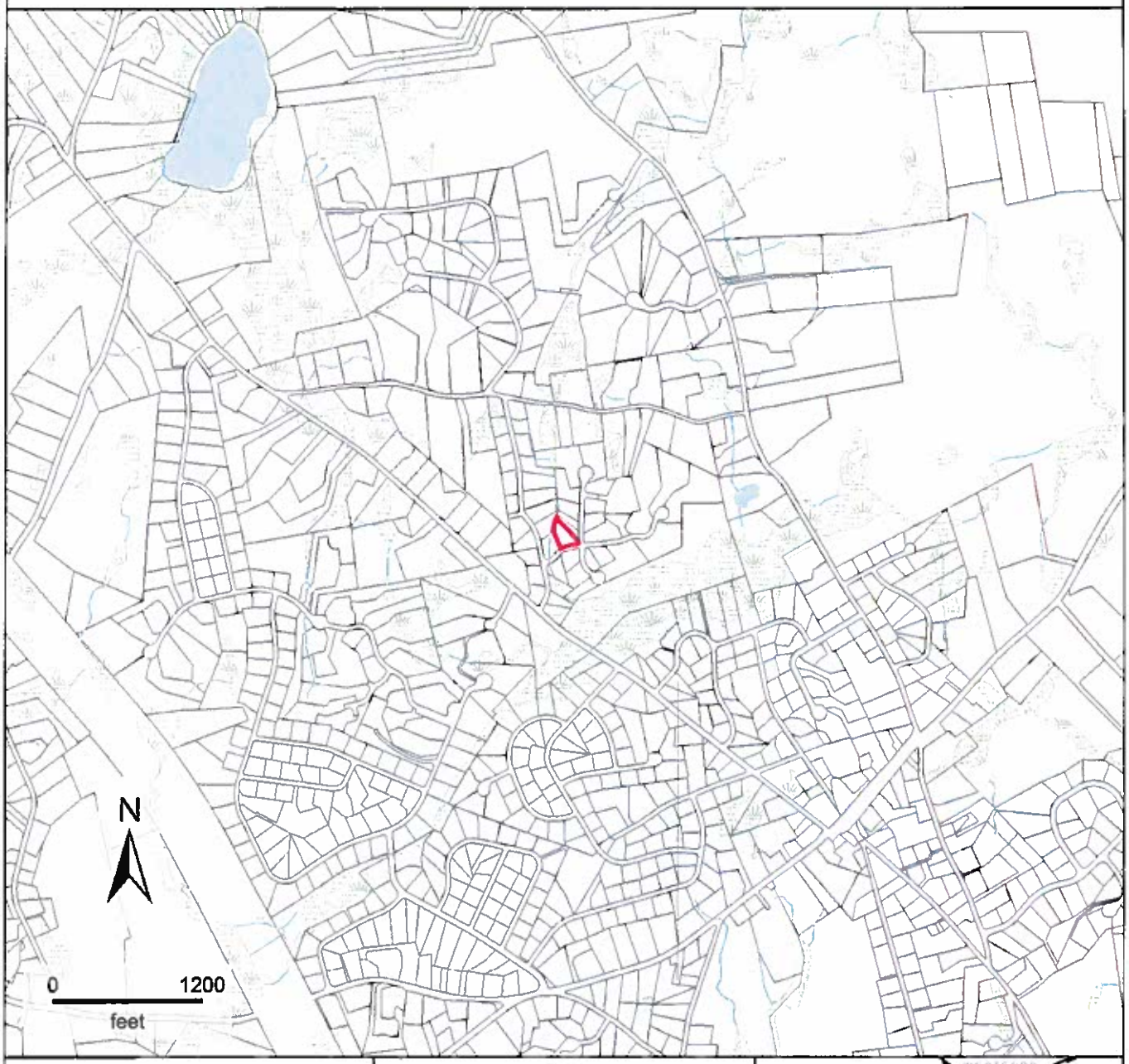
Property Information

Property ID E3-53
Location 4 LARCH RD

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of Acton shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.

4 Larch Road Locus Map



Property Information

Property ID E3-53
Location 4 LARCH RD

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NATURAL RESOURCES

DEP RIVERS & STREAMS

DEP WETLANDS
- *WET AREAS*
- *PONDS*

BASE MAP

POOLS

STRUCTURES
- *BUILDING*
- *DECK*
- *FOUNDATION*
- *FUEL TANK*
- *MOBILE*
- *PORCH*
- *RUINS*
- *SMOKESTACK*
- *WATERTANK*

SPORTS FACILITY / AREAS

TOWN DATA

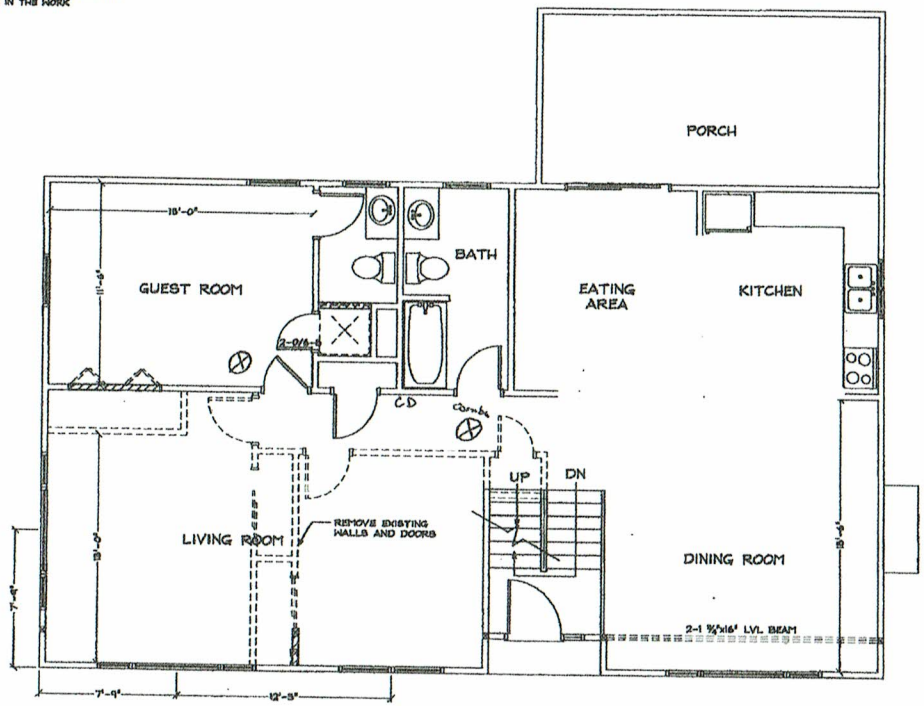
POINTS OF INTEREST
- *CONSERVATION*
- *HISTORICAL*
- *MUNICIPAL*
- *OTHER GOVERNMENT*
- *PUBLIC SAFETY*
- *RECREATION*
- *SCHOOL*

PARCELS

TOWN BOUNDARY

16 Patriots Rd., Acton → Split Ranch 2nd floor addition example

DRAWING NOTES:
1. DRAWINGS ILLUSTRATE THE DESIGN INTENT OF THE FINAL APPEARANCE OF THE BUILDING ONLY
2. ALL WORK IS TO CONFORM TO THE MASSACHUSETTS STATE BUILDING CODE 780 CMR AND ALL APPLICABLE REGULATIONS
3. PRIOR TO CONSTRUCTION, CONTRACTORS SHALL THOROUGHLY EXAMINE THE DRAWINGS AND ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECTURAL DEPARTMENT OF CONCORD LUMBER COMPANY (CLC) OF ANY DISCREPANCIES OR OMMISIONS ON THIS DRAWINGS
4. ONCE CONSTRUCTION COMMENCES, CONTRACTORS ASSUME ALL RESPONSIBILITY FOR THE WORK
5. CONTRACTORS ASSUME ALL RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
6. CONTRACTORS SHALL MAKE NO CHANGES TO THE WORK AS SHOWN ON THIS DRAWINGS WITHOUT THE PRIOR APPROVAL OF ARCHITECTURAL DEPARTMENT OF CONCORD LUMBER AND CONCORD LUMBER ASSUMES NO RESPONSIBILITY FOR ANY CHANGES MADE IN THE WORK WITHOUT ITS PRIOR APPROVAL



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

⊕ Smoke hard wired

21467
1/5

ACTON FIRE DEPARTMENT

THE HOUSEHOLD FIRE WARNING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS AND IS SUBJECT TO FINAL INSPECTION BY THE ACTON FIRE DEPARTMENT.

PLAN APPROVAL DATE 11/21/07
BY [signature]

NO.	REVISIONS

CONCORD LUMBER CORPORATION
LITTLETON LUMBER
ARCHITECTURAL DEPARTMENT
P.O. BOX 1000 9 B CONCORD ROAD O'BRIENTOWN, MA. 01450
TEL. (978) 486-0700 FAX. (978) 486-0701

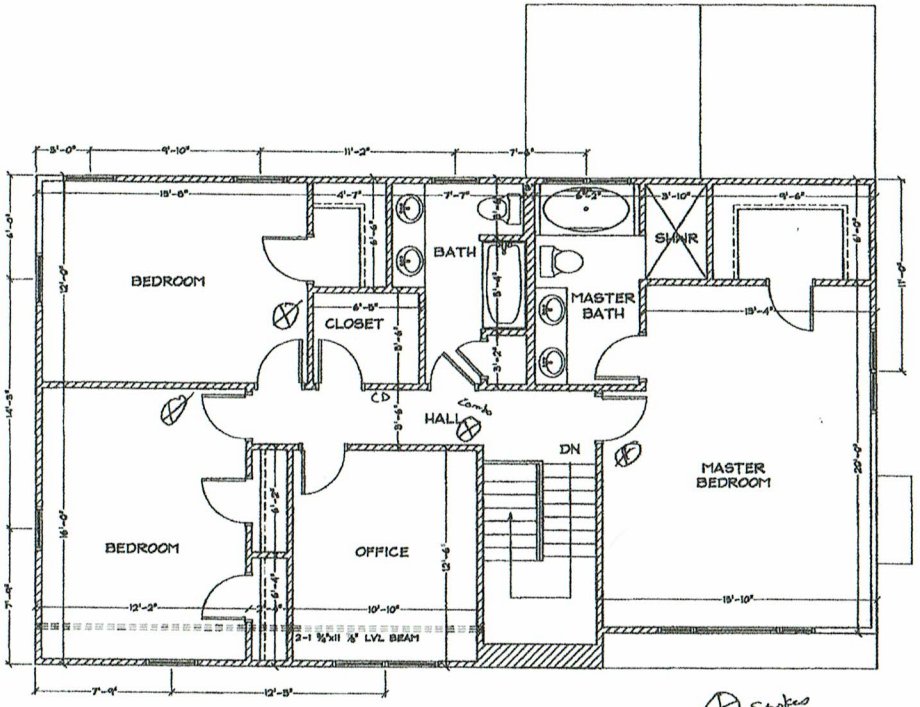
STAMP

PROJECT: MOHAMED RESIDENCE
16 PATRIOTS ROAD, ACTON, MA
FIRST FLOOR PLAN

DRAWN :	CHECKED :
D.J.F.	P.J.H.
DATE : 10/10/2007	
SCALE : AS NOTED	
JOB NO. : 07D4-66	

CONSTRUCTION DRAWING
FLOOR PLAN
SHEET 1

A-1



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

Smokes

021467
2/95

ACTON FIRE DEPARTMENT

THIS HOUSEHOLD FIRE WARNING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS AND IS SUBJECT TO FINAL INSPECTION BY THE ACTON FIRE DEPARTMENT.

PLAN APPROVAL DATE 11/2/07

NO.	REVISIONS

CONCORD LUMBER CORPORATION
LITTLETON LUMBER
ARCHITECTURE DEPARTMENT
P.O. BOX 1855 • 2 GAGNA WAY • LITTLETON, MA. 01460
Tel: 978-486-0781 FAX: 978-486-0782

STAMP:

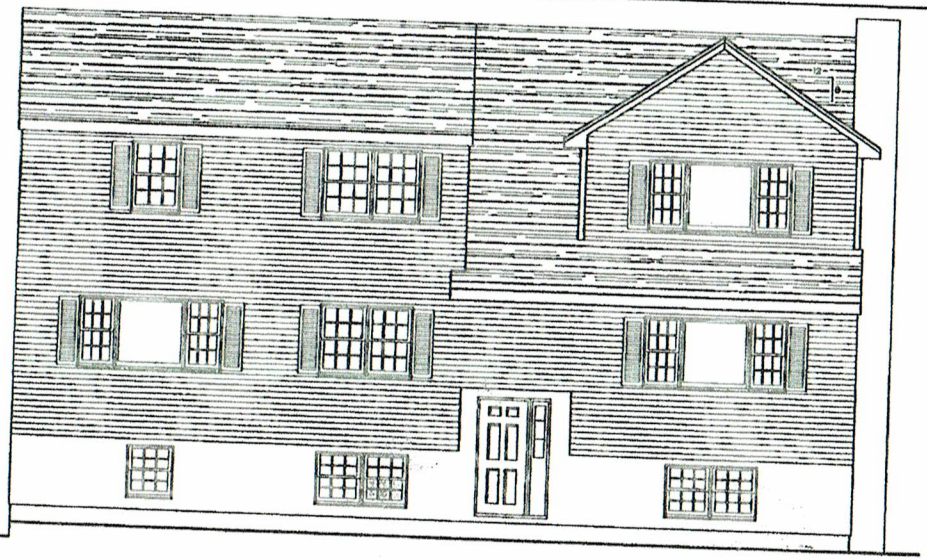
PROJECT: MOHAMED RESIDENCE
16 PATRIOTS ROAD, ACTON, MA

SECOND FLOOR PLAN

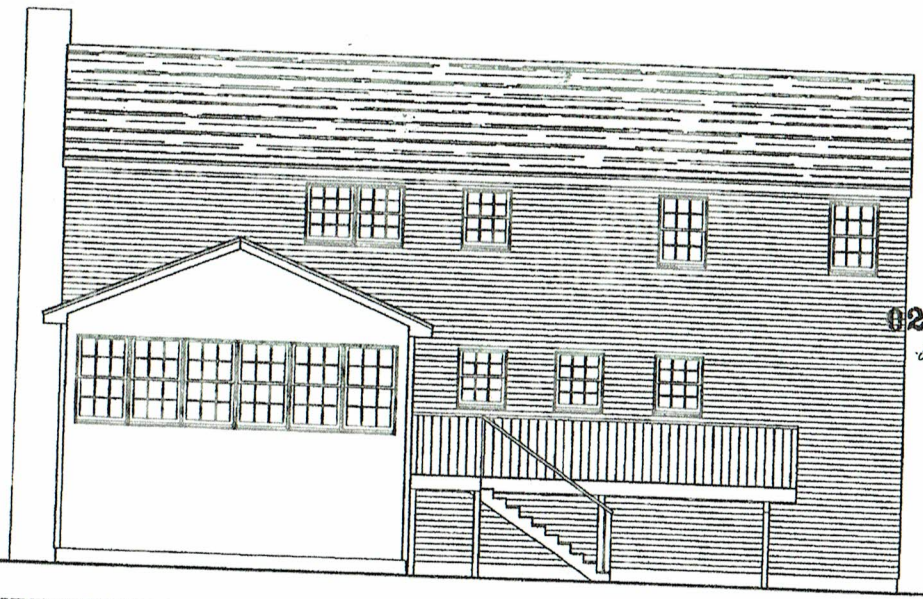
DRAWN :	CHECKED :
D.J.F.	P.J.K.

DATE : 10/10/2007
SCALE : AS NOTED
JOB NO. : 07D4-46
CONSTRUCTION DRAWING
FLOOR PLAN
SHEET 2

A-2



FRONT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

02146
3 of 5

NO.	REVISIONS

CONCORD LUMBER CORPORATION
LITTLETON LUMBER
ARCHITECTURE DEPARTMENT
P.O. BOX 1325 0 2 CHINA WAY O LITTLETON, MA 01460
TEL 0750 4880 0701 FAX 0750 4880 0702

STAMP:

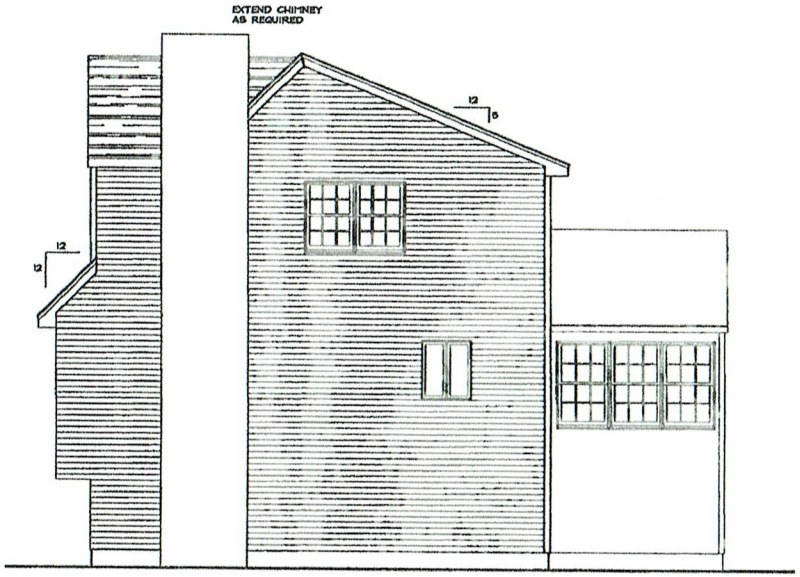
PROJECT: MOHAMED RESIDENCE
16 PATRIOTS ROAD, ACTON, MA

FRONT AND REAR ELEVATIONS

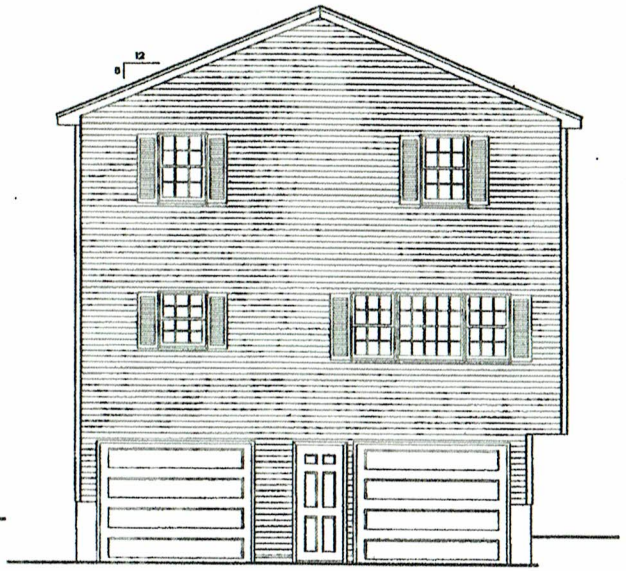
DRAWN :	CHECKED :
D.J.F.	P.J.K.

DATE : 10/10/2007
SCALE : AS NOTED
JOB NO. : 07D4-46
CONSTRUCTION DRAWING
ELEVATIONS
SHEET 3

A-3



RIGHT ELEVATION
SCALE: 1/4"=1'-0"



LEFT ELEVATION
SCALE: 1/4"=1'-0"

021467
495

NO.	REVISIONS

CONCORD LUMBER CORPORATION
LITTLETON LUMBER
ARCHITECTURE DEPARTMENT
P.O. BOX 1525 • 2 CANOA WAY • LITTLETON, MA. 01460
Tel: 978-486-0781 FAX: 978-486-0782

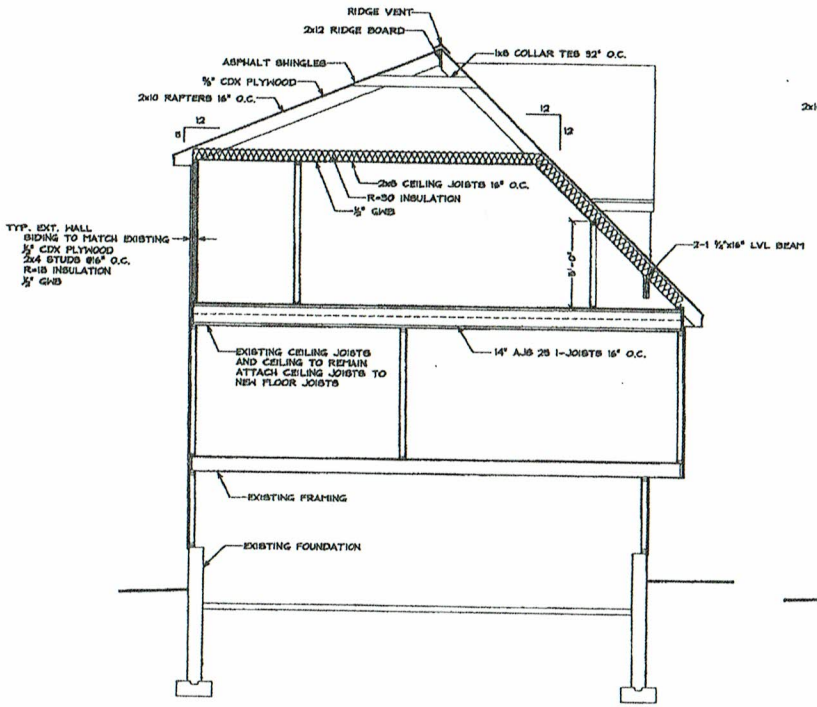
STAMP:

PROJECT: MOHAMED RESIDENCE
16 PATRIOTS ROAD, ACTON, MA

RIGHT AND LEFT ELEVATIONS

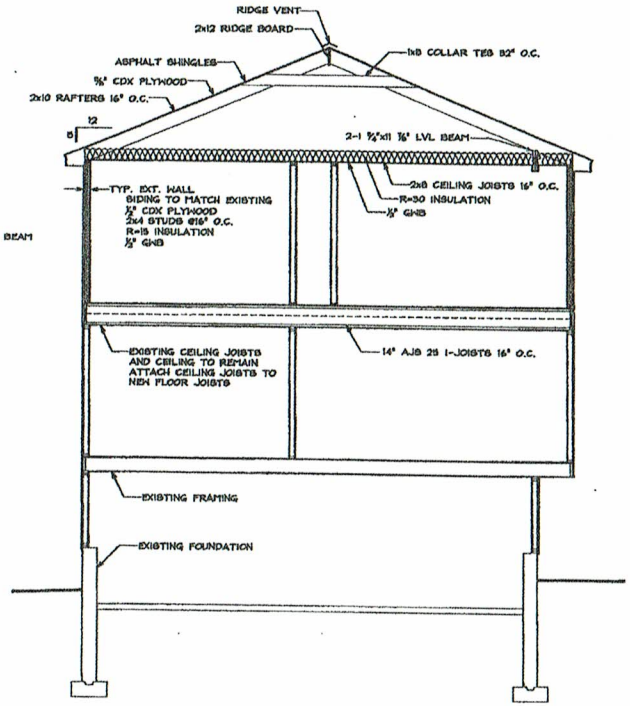
DRAWN : D.J.F.	CHECKED : P.J.K.
DATE : 10/10/2007	
SCALE : AS NOTED	
JOB NO. : 07D4-48	
CONSTRUCTION DRAWING ELEVATIONS SHEET 4	

A-4



1 A-5 SECTION AT MSTR. BEDROOM

SCALE: 1/4"=1'-0"



2 A-5 SECTION AT BEDROOMS

SCALE: 1/4"=1'-0"

021467

5 of 5

NO.	REVISIONS

CONCORD LUMBER CORPORATION
LITTLETON LUMBER
ARCHITECTURAL DESIGN/BUILD
P.O. BOX 1223 • 8 CAMPA WAY • LITTLETON, MA 01460
TEL: (978) 486-0700 FAX: (978) 486-0701

STAMP:

PROJECT: MOHAMED RESIDENCE
18 PATRIOTS ROAD, ACTON, MA

BUILDING SECTIONS

DRAWN : D.J.F.	CHECKED : P.J.K.
DATE : 10/10/2007	
SCALE : AS NOTED	
JOB NO. : 07C6-46	

CONSTRUCTION DRAWING
SECTIONS
SHEET 6

A-5