

GENERAL APPLICATION FORM



TOWN OF MEDWAY

ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.

TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s):	Application Request(s):
Lynne Tatevosian	
Property Owner(s):	Appeal <input type="checkbox"/>
Lynne Tatevosian	Special Permit <input type="checkbox"/>
Site Address(es):	Variance <input type="checkbox"/>
14 Franklin Street, Medway, MA	Determination/Finding <input type="checkbox"/>
	Extension <input type="checkbox"/>
	Modification <input checked="" type="checkbox"/>
Parcel ID(s):	Comprehensive Permit <input type="checkbox"/>
57-078 (Formerly 57-078 & 57-079)	
Zoning District(s):	
AR-II	
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:	
Deed Book No 36604 Pg.172, Feb 11, 2019	

TO BE COMPLETED BY STAFF:

Check No.:

Date of Complete Submittal:

Comments:

GENERAL APPLICATION FORM

APPLICANT/PETITIONER INFORMATION

The owner(s) of the land must be included as an applicant, even if not the proponent. Persons or entities other than the owner may also serve as co-applicants in addition to the owner(s), however, in each instance, such person shall provide sufficient written evidence of authority to act on behalf of the owner(s). For legal entities such as corporations, LLCs, etc., list the type and legal status of ownership, the name of the trustees/officer members, their affiliation, and contact information. Please provide attachment for information if necessary.

Applicant/Petitioner(s): Lynne Tatevosian		Phone: 781-726-1988
		Email: Tatevosian@comcast.net
Address: 14 Franklin Street, Medway, MA 02053		
Attorney/Engineer/Representative(s): n/a		Phone:
		Email:
Address:		
Owner(s): Lynne Tatevosian		Phone: 781-726-1988
		Email: Tatevosian@comcast.net
Mailing Address: 14A Franklin Street, Medway, MA 02053		

Please list name and address of other parties with financial interest in this property (use attachment if necessary):

None

Please disclose any relationship, past or present, interested parties may have with members of the ZBA:

None

I hereby certify that the information on this application and plans submitted herewith are correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of my knowledge, and that all testimony to be given by me during the Zoning Board of Appeals public hearing associated with this application are true to the best of my knowledge and belief.

Signature of Applicant/Petitioner or Representative

Lynne Tatevosian

4/4/22
Date

Signature Property Owner (if different than Applicant/Petitioner)

Date

APPLICATION INFORMATION

		YES	NO
Applicable Section(s) of the Zoning Bylaw:	Requesting Waivers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
See narrative below	Does the proposed use conform to the current Zoning Bylaw?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Present Use of Property: Two-family dwelling	Has the applicant applied for and/or been refused a building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Is the property or are the buildings/structures pre-existing nonconforming?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Use of Property: Two-family dwelling	Is the proposal subject to approval by the BOH or BOS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Is the proposal subject to approval by the Conservation Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Date Lot was created: January 22, 2019 (merged two lots)	Is the property located in the Floodplain District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Date Building was erected: January 14, 2021	Is the property located in the Groundwater Protection District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the property meet the intent of the Design Review Guidelines? n/a	Is the property located in a designated Historic District or is it designated as a Historic Landmark?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Describe Application Request:</p> <p>On August 7, 2019, the Zoning Board granted a decision for a frontage variance from Section 6.1, Table 2 and a Special Permit under Section 5.4, Table 1.C to allow a two-family house that would have the exterior appearance of a single family dwelling.</p> <p>On March 18, 2020, the Zoning Board granted a decision for change to the location of the dwelling, modification to the building plans and tree removal within setbacks.</p> <p>I am requesting a modification to change the shape of the lot into Lots 3 and Parcel A (not a buildable lot) as proposed on the "Approval-Not-Required Plan of Land in Medway, MA" dated March 14, 2022 Owner: Lynne Tatevosian, prepared by Colonial Engineering, Inc. P.O. Box 95, 11 Awl Street, Medway, MA 02053.</p>			

GENERAL APPLICATION FORM

FILL IN THE APPLICABLE DATA BELOW

Required Data	Bylaw Requirement	Existing	Proposed
A. Use		two-family dwelling	two-family dwelling
B. Dwelling Units	2	2	2
C. Lot Size	22,500 s.f.	46,103 s.f.	Lot 3 - 40,744 s.f. & Parcel A 5,359 s.f.
D. Lot Frontage	150'	89.31'	89.31'
E. Front Setback	35'	138.2'	138.2'
F. Side Setback	15'	30.0'	30.0'
G. Side Setback	15'	27.6'	27.6'
H. Rear Setback	15'	54.0'	54.0'
I. Lot Coverage	30% structure & 40% Impervious	5.94%	Lot 3 - 7.5% structure & 18.2% Impervious
J. Height	35'	32'6"	32'6"
K. Parking Spaces	Exempt	Exempt	Exempt
L. Other			

FOR TOWN HALL USE ONLY

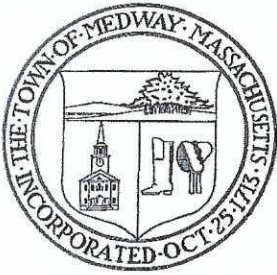
To be filled out by the Building Commissioner:

Date Reviewed

Medway Building Commissioner

Comments:

After completing this form, please submit an electronic copy to zoning@townofmedway.org and 4 paper copies to the Community & Economic Development Department.



TOWN OF MEDWAY
BOARD OF ASSESSORS
155 VILLAGE STREET
MEDWAY, MA 02053
PHONE: 508-533-3203 FAX: 508-321-4981
www.townofmedway.org

REQUEST FOR ABUTTERS

Date of Request: 4/4/20

Property owner: Lynne Tatevosian

Property location: 14 Franklin Steet, Medway

Parcel (property) ID(S): 57-078 (formerly 57-078 & 57-079)

Please specify: 100', 300' or 500' from subject parcel: 300'

THIS LIST IS REQUESTED FOR:

- ☐ Planning & Economic Development Board
- ☒ Zoning Board of Appeals
- ☐ Conservation Commission
- ☐ Historical Commission

REQUESTER INFORMATION:

Name: Lynne Tatevosian

Email address: Tatevosian@comcast.net

Address: _____

14A Franklin St, Medway MA

Phone: 781-726-1988

**Please Return to MEDWAY ZBA
Community and Economic Development Department**

THERE IS A FEE OF \$15.00 PER PARCEL DUE AT THE TIME OF REQUEST. THE LIST IS VALID FOR 90 DATE OF CERTIFICATION DATE. THE BOARD OF ASSESSORS RESERVES 10 WORKING DAYS TO PROVIDE ALL CERTIFIED LISTS OF ABUTTERS. ***IF YOU WISH TO HAVE THE LISTS MAILED BACK TO YOU, YOU MUST PROVIDE A SELF ADDRESSED STAMPED ENVELOPE LARGE ENOUGH FOR THREE SETS OF LABELS.***



TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
ZONING BOARD OF APPEALS

Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 321-4890
Email: zoning@townofmedway.org
www.townofmedway.org

Legal Notice Billing Agreement Form

Board Members

Brian White, Chair
Gibb Phenegar, Vice Chair
Christina Oster, Clerk
Joe Barresi, Member
Tom Emero, Member
Carol Gould, Associate
Member

The Zoning Board of Appeals will prepare and submit a legal notice to be published in the *Milford Daily News*. This legal notice will appear in two consecutive issues of the newspaper, at least 14 days prior to the date of your hearing. The cost varies based upon the applicant request and information required for the notice. The Zoning Board of Appeals will forward the ad proof with the total to be paid by the applicant.

Lynne Tatevosian

Applicant Name

14 Franklin Street

Property Address

781-726-1988

Telephone Number

57-078 (Formerly 57-078 + 57-079)

Parcel ID

Tatevosian@comcast.net

Email Address

AR 11

Zoning District

I hereby agree to provide a check in the sum of the ad proof total provided by the Zoning Board of Appeals for the required legal notice for a public hearing before the Zoning Board of Appeals.

Lynne Tatevosian

Applicant Signature

4/4/22

Date

Please Note: This form must be returned to the Zoning Board of Appeals when submitting your application

TREASURER/COLLECTOR CERTIFICATION**TOWN OF MEDWAY****ZONING BOARD OF APPEALS**

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Phone: 508-321-4915 | zoning@townofmedway.org
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TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s):
Lynne Tatevosian
Property Owner(s):
Lynne Tatevosian
Site Address(es):
14 Franklin Street
Parcel ID(s):
57-078 (formerly 57-078 & 57-079)
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:
Deed Book No 36604 Pg 172, Feb 11, 2019

Lynne Tatevosian *4/4/22*
Signature of Applicant/Petitioner or Representative Date

FOR TOWN HALL USE ONLY	
<i>To be filled out by the Treasurer/Collector:</i>	
Date Reviewed	Medway Treasurer/Collector
Tax Delinquent: Y N	
Comments:	



w/f
KNOX ROGERS &
ALLISON JILL DELUCIA
ASSESSOR'S PARCEL 57-67
4 STAGECOACH WAY

DEMETRIOS & MELISSA GIALLOUSIS
ASSESSOR'S PARCEL 57-68
5 STAGECOACH WAY

ZONING REQUIREMENTS

- ZONE: AR-II
- AREA: 22,500 S.F.
- FRONTAGE: 150'*
- FRONT SETBACK: 35'
- SIDE SETBACK: 15'
- REAR SETBACK: 15'
- LOT COVERAGE STRUCTURES: 30%
- • LOT 3: 7.5%
- LOT COVERAGE IMPERVIOUS: 40%
- • LOT 3: 18.2%

*VARIANCE GRANTED FOR REDUCED LOT FRONTAGE

OWNER & APPLICANT
LYNNE TATEVOSIAN
14 FRANKLIN STREET
MEDWAY, MA 02053

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL II (AR-II)

ASSESSORS PARCEL
57-078

PLAN & DEED REFERENCE
DEED BOOK 36604, PAGE 172
PLAN BOOK 679 NO. 33

FOR REGISTRY USE

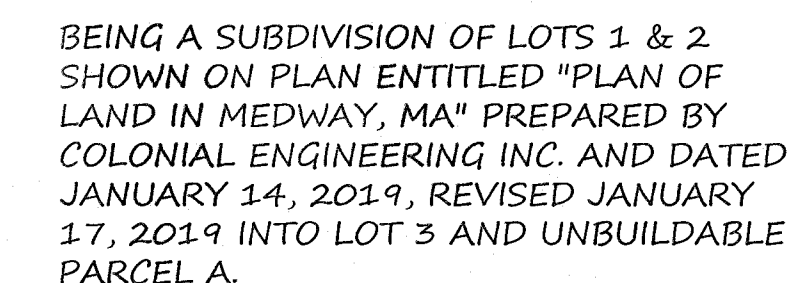
w/f
PAUL J. & MICHELLE
SANTOSUSSO
ASSESSOR'S PARCEL 57-81
2 FRANKLIN CREEK LANE

PARCEL A
5,359 S.F.
0.12 ACRES
100% UPLANDS
(NOT A BUILDABLE LOT)

LOT 3
40,744 S.F.
18.95 L.S.F.
0.94 ACRES
100% UPLANDS

n/f
BETH & JOSEPH TUNNEY
ASSESSOR'S PARCEL 57-80
16 FRANKLIN STREET

n/f
JOSEPH & MICHELLE MELE
ASSESSOR'S PARCEL 57-77
12 FRANKLIN STREET



I CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMITY WITH THE
RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS

DATE: 3-14-22
Anthony M. Dell'Arcy
REGISTERED LAND SURVEYOR

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED.

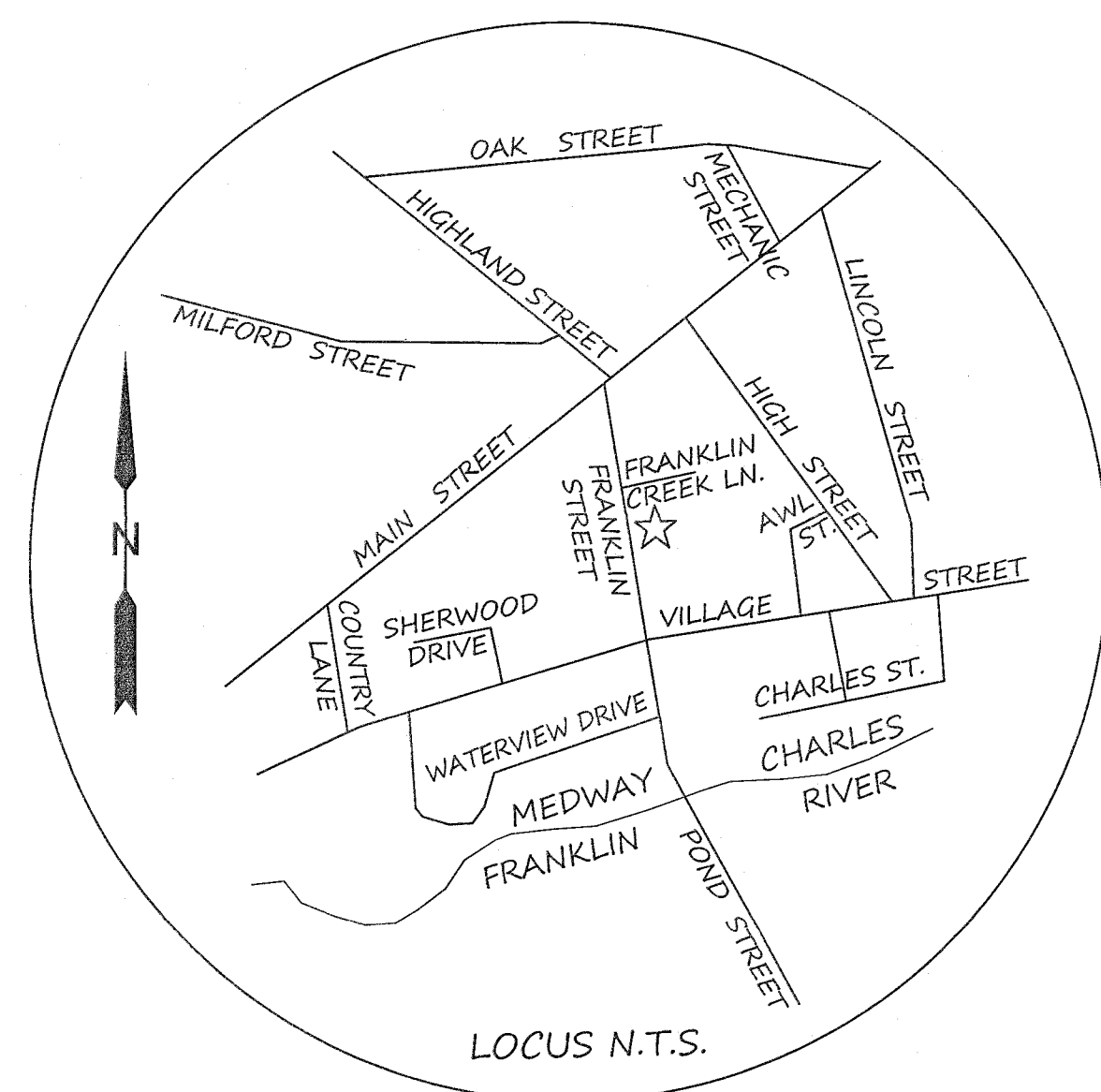
DATE APPROVED: _____

MEDWAY PLANNING BOARD

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF COMPLIANCE WITH MEDWAY ZONING-BYLAWS.

NOTE: SUBJECT PROPERTY IS NOT CLASSIFIED AS CHAPTER 61A OR 61B.

NOTE: SEE DECISIONS FROM MEDWAY ZONING BOARD OF APPEALS DATED JUNE 20, 2018, AUGUST 7, 2019 AND MARCH 18, 2020 FOR FRONTAGE VARIANCE.



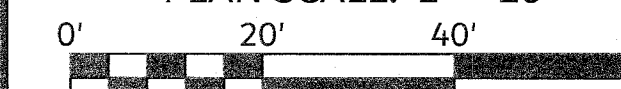
FRANKLIN (PUBLIC - SCENIC VARIABLE WIDTH) STREET

n/f
NATALIA CHEB
ASSESSOR'S PARCEL 57-125
11 FRANKLIN STREET

COLONIAL ENGINEERING, INC.

P.O. BOX 95
MEDWAY, MA 02053
508-533-1644

PLAN SCALE: 1" = 20'



SHEET 1 OF 1



TOWN OF MEDWAY

ZONING BOARD OF APPEALS

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TOWN CLERK STAMP

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TO BE COMPLETED BY THE APPLICANT

Please attach the decision in question. Please provide attachments detailing the Reason(s) for requesting a modification to the existing decision and citation(s) of the portion(s) of the decision to be modified. Please provide any additional waiver requests as needed.

Applicant/Petitioner(s):	Previous Decision was for:	
Lynne Tatevosian	Variance	<input checked="" type="checkbox"/>
Property Owner(s):	Special Permit	<input checked="" type="checkbox"/>
Lynne Tatevosian	Comprehensive Permit	<input type="checkbox"/>
Site Address(es): 14 Franklin Street	Appeal	<input type="checkbox"/>
Parcel ID(s):	Date of Previous Decision: March 18, 2020	
57-078 (formerly 57-078 & 57-079)		
Zoning District(s): AR-11		

Signature of Applicant/Petitioner or Representative

Date

Signature Property Owner (if different than Applicant/Petitioner)

Date