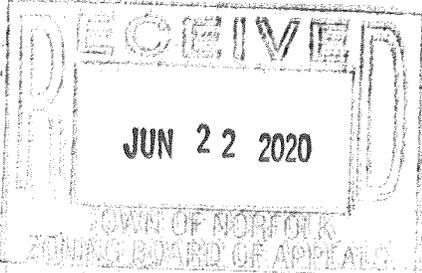




**Town of Norfolk  
Zoning Board of Appeals  
APPLICATION FOR HEARING**



**SECTION A**

1. Applicant/Appellant: Steven & Janet Yavarow
2. Mailing Address: 46 Miller St. Norfolk, MA 02056  
Street Town Zip
3. Phone: H 508 520-3521 FAX: \_\_\_\_\_ E-MAIL: Syavarow@Gmail.com  
Home/business/cell
4. Location/Address of Property – Subject of Hearing:  
46 Miller Street Map: 3 Block: 8 Lot: 38
5. Owner of property: Steven T. & Janet E. Yavarow
6. Address of Owner: 46 Miller Street
7. Phone: 508 520-3521 FAX: \_\_\_\_\_ E-MAIL: SYavarow@Gmail.com
8. Applicant is:  (owner) \_\_\_\_\_ (tenant) \_\_\_\_\_ (Licensee)

**SECTION B** (Check all that apply- see Instructions for further explanation)

- a. APPEAL (appeal of Building Inspector/Zoning Officer’s Decision (c.40A, s. 8)
- b. SPECIAL PERMIT (C.40A, s.9 & Norfolk Zoning Bylaws, s.G.6)  
 MODIFICATION/EXTENSION/RENEWAL of SPECIAL PERMIT
- c. VARIANCE (C.40A, s.10)
- d. REPETITIVE PETITION (G.L. C. 40A, S 16, Norfolk Zoning Bylaws s. G.7. & s.5 ZBA Organization, Rules and Procedures)

**SECTION C** (State exact nature of the request and cite applicable zoning bylaw(s). You may attach additional paper as necessary.)

Section(s) ~~E.1.c.2 and E.1.c3~~ Faa Alteration + Enlargement

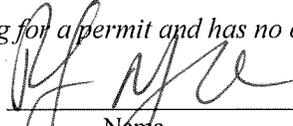
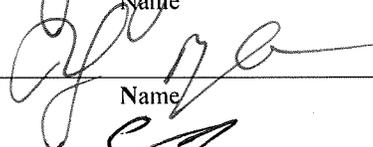
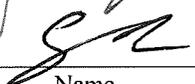
Description: Contract a fee standing 12x22 platform adjacent to the house. There is less than the required 50' setback from the front and back of the property. The platform would not extend any further than the existing structure to the front and rear.

**SECTION D: CHECKLIST**

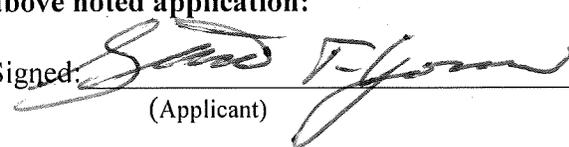
- \_\_\_\_\_ 1. Twelve (12) copies of the site plan of land (see instructions for submittal) along with 9 copies of completed and signed Application and all enclosures. (s.2 ZBA Organization, Rules and Procedures)
- \_\_\_\_\_ 2. Two (2) copies of the letter of denial from the Building Inspector (if Applicable)
- \_\_\_\_\_ 3. Two (2) copies of a list of abutters, prepared and certified by the Board of Assessors for the current tax year of the application (s. 5 ZBA Organization, Rules and Procedures & MGL c.40A, s.11)
- \_\_\_\_\_ 4. Two (2) copies of Articles of Incorporation (if applicant is incorporated)
- \_\_\_\_\_ 5. Check or money order, payable to "Town of Norfolk" (see fee schedule)
- \_\_\_\_\_ 6. Written verification that application has been made to the Norfolk Planning Board for Site Plan Approval and Design Review Board, if required. (Note: All Non-residential projects must be reviewed by the Norfolk Planning Board.
- \_\_\_\_\_ 7. Good Standing Form (Norfolk Town Bylaws, Article II, s. 4)
- \_\_\_\_\_ 8. Completed relevant Appendices for specific application ("A", "B", or "C")

**SECTION E GOOD STANDING** (Pursuant to Norfolk General Bylaws- Art. II, s.4)

The above Applicant is applying for a permit and has no outstanding debt on record from the following offices.

Treasurer/Collector's Approval		<u>7/1/2020</u>
	Name	Date
Water Department Approval		<u>7/1/2020</u>
	Name	Date
Town Clerk Approval		<u>7/1/2020</u>
	Name	Date

**I hereby request a public hearing before the Norfolk Board of Appeals with reference to the above noted application:**

Signed:  Date: 6/24/20  
 (Applicant)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Property Owner if different from Applicant)

**Note: The Town Clerk shall sign and stamp the date received. MGL c. 40A, §§ 9 & 15 specifies that the Town Clerk's stamp starts the process for ALL Zoning Board of Appeals applications.**

\_\_\_\_\_  
 Town Clerk \_\_\_\_\_  
 Date

**APPENDIX B**

**Special Permit Criteria and Worksheet  
(per Norfolk Zoning Bylaws, Section G.6 and G.L. chapter 40A, s. 9)**

1. The use must be in harmony with the general purpose and intent of the Bylaw.  
No additional encroachment on the property line. Setbacks are the same as the existing structure.

2. The use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.

Structure is not detrimental to the neighborhood.

3. Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

Free standing platform,

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4. The proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials, visual or other nuisances.

NA

5. The proposed use would not cause undue traffic congestion in the immediate area.

NA

6. A proper site plan has been filed for approval with the Planning Board and the proper number of copies submitted with the application for a Special Permit to the Board of Appeals.

Yes

7. The use and or purpose is consistent with the 1992 Master Plan, and as most recently updated.

Yes



Steven Yavarow &lt;syavarow@gmail.com&gt;

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**Inspectors Review Comments**

1 message

---

jackley@norfolk.ma.us <jackley@norfolk.ma.us>  
Reply-To: jackley@norfolk.ma.us  
To: syavarow@gmail.com

Thu, May 21, 2020 at 12:30 PM

## NORFOLK APPLICATION REVIEW

### Norfolk Residential Building Permit Review Comments

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From: Jon Ackley  
Date: May 21, 2020  
Permit #: RB20-000133  
Address: 46 MILLER ST  
Description: Construct a free stand platform unattached deck  
Review Status: Denied

Thank you for your recent permit application for Construct a free stand platform unattached deck. At this point **YOUR PERMIT HAS NOT BEEN ISSUED**. We are undergoing our review process.

My comments regarding your permit application are listed below. You can view marked up plans on our portal: online portal. Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

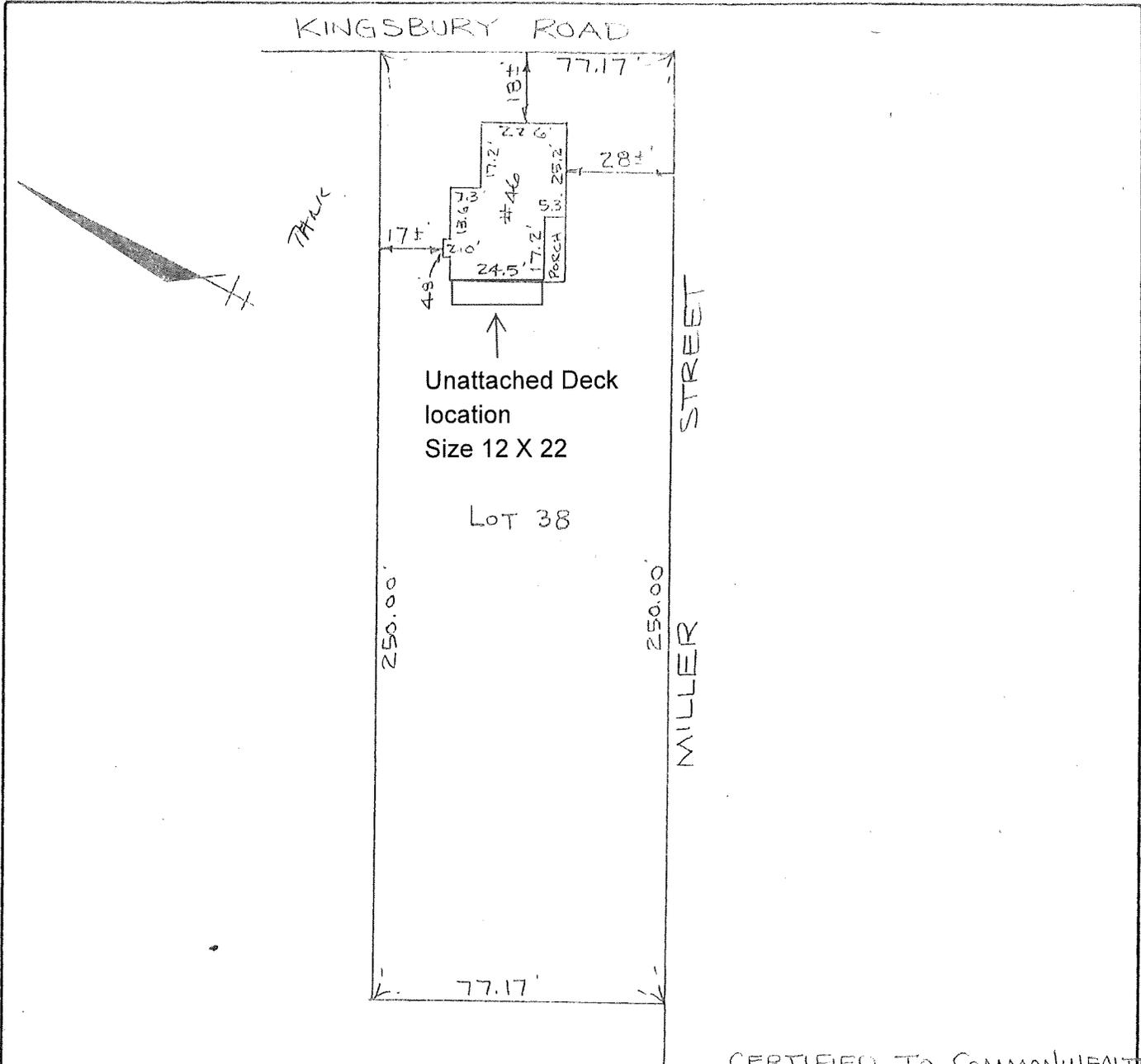
- Required - Permit is denied. Proposed deck appears to violate the front and rear set setbacks, but not more than the existing structure. A special permit is required from the Zoning Board of Appeals, per F.4.a. Please contact Amy Brady at 508-541-8455.
- Required - Please pay fee for permit review.

*NOTE: If your application is marked "Add Info Required", you do not need to submit a new application. Log back into your account and edit either your Permit as requested in the comments.*

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Please do not reply to this automated email. All resubmittals should be done using our online portal at <https://www.citizenserve.com/norfolkma-re-review>. Furnishing the above requested information will help expedite the approval of your application.



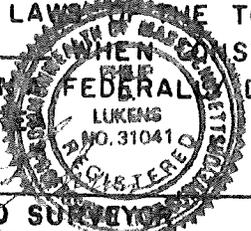


CERTIFIED TO COMMONWEALTH MORTGAGE COMPANY, INC.

THIS PLOT PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY AND IS FOR THE USE OF THE BANK ONLY; UNDER NO CIRCUMSTANCES ARE OFFSETS TO BE USED FOR ESTABLISHING PROPERTY LINES OR FOR CONSTRUCTION OF FENCES OR THE PLANTING OF SHRUBS AND HEDGES.

I CERTIFY THAT THE BUILDINGS ON THIS PROPERTY ARE LOCATED AS SHOWN ABOVE AND COMPLIED WITH THE ZONING LAWS OF THE TOWN OF NORFOLK

IS NOT LOCATED IN A FEDERAL DESIGNATED FLOOD HAZARD AREA



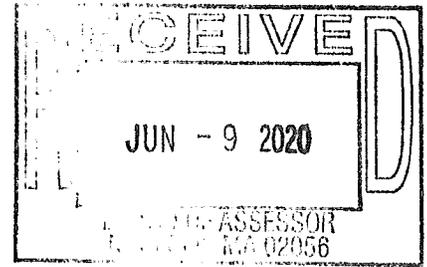
*Philip D. ...*  
 REGISTERED LAND SURVEYOR      DATE      10 29 88

PLOT PLAN OF LAND  
 IN  
 NORFOLK, MASS.  
 SCALE: 1"=40'      OCT 29, 1988  
 G L M ENGINEERING CONSULTANTS, INC  
 1750 WASHINGTON STREET  
 HOLLISTON, MASS. 429-1100



TOWN OF NORFOLK  
BOARD OF ASSESSORS

ONE LIBERTY LANE  
NORFOLK, MASSACHUSETTS 02056  
[www.norfolk.ma.us](http://www.norfolk.ma.us)



PH: 508-528-1120

FAX: 508-541-3383

ABUTTERS LIST REQUEST - PLEASE ALLOW 10 DAYS FOR FINAL LIST

Parcel Requested: 46 Miller Street - 3-8-7

Owner of Record: Steven T. and Janet E. Yavarow

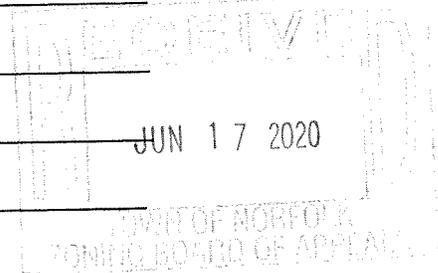
For Which Board: ZBA

Reason for request: Zoning Hearing

Contact Person: Steven Yavarow

Email address: Syavarow@Gmail.com

Phone # 508 520-3521 Fax # \_\_\_\_\_



Amount Due with Request Form:	Immediate Abutters Only	<del>\$18.00</del>
	100' Abutters	\$20.00
	300' Abutters	\$25.00

Signature: *Steven T. Yavarow*

Date: 6/4/2020

*Paid Off # 2960 \$ # 2967*

This list is valid for 90 days from the date of certification. Any incomplete applications submitted without necessary information will be returned for completion.

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
0003-0008-0007	46 MILLER ST	YAVAROW STEVEN T JANET E EASLAND 46 MILLER ST NORFOLK, MA 02056
----- A B U T T E R S -----		
0003-0008-0005	5 KINGSBURY RD	WHITE LAUREL ANN 5 KINGSBURY RD NORFOLK, MA 02056
		Subsequent owner: BATTAGLINO JULIE ROSE 5 KINGSBURY ROAD NORFOLK, MA 02056
0003-0008-0008	50 MILLER ST	BUTLER BRIAN T & SANDRA 50 MILLER ST NORFOLK, MA 02056
0003-0008-0009	52 MILLER ST	CONNELLY JASON M & CARLA M 52 MILLER ST NORFOLK, MA 02056
		Subsequent owner: DYKEMAN ALEK A & KIMBERLY G ARAUJO 52 MILLER ST NORFOLK, MA 02056
0003-0009-0015	12 KINGSBURY RD	MCTERNAN JOHN CHARLES HORNE C/O RICHARD FRUCI 12 KINGSBURY RD NORFOLK, MA 02056
0003-0009-0016	10 KINGSBURY RD	LIOY KATHERINE R 10 KINGSBURY RD NORFOLK, MA 02056
0003-0009-0017	8 KINGSBURY RD	LOUUISON THERESE ANN T. & PETER S 8 KINGSBURY RD NORFOLK, MA 02056
0003-0009-0018	6 KINGSBURY RD	CARBERRY PATRICIA M & DAVID M PASQUAN 6 KINGSBURY RD NORFOLK, MA 02056
0003-0009-0019	44 MILLER ST	BRADY MARC E & MELISSA S 44 MILLER ST NORFOLK, MA 02056

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
0003-0008-0007	46 MILLER ST	YAVAROW STEVEN T JANET E EASLAND 46 MILLER ST NORFOLK, MA 02056

A B U T T E R S

0003-0006-0009	53 MILLER ST	PETRIE CHRISTOPHER C & BRIGGS CHRISTINE M JT 53 MILLER ST NORFOLK, MA 02056
0003-0006-0010	39 MILLER ST	KEV-BO FARMS CORP P.O.BOX 245 NORFOLK, MA 02056
0003-0006-0050	49 MILLER ST	INGHAM ANDREW & CHRISTINA 49 MILLER ST NORFOLK, MA 02056
0003-0006-0051	47 MILLER ST	SESAY F AZZIZA & ABDUL 47 MILLER ST NORFOLK, MA 02056
0003-0006-0052	45 MILLER ST	STAHL MARC O & MARIA D 45 MILLER ST NORFOLK, MA 02056
0003-0008-0001	54 MILLER ST	LARKIN,ALBERT C & MARGARET 54 MILLER ST NORFOLK, MA 02056
0003-0008-0002	4 WYLLIE RD	O'BRIEN SEAN T & KELLY R 4 WYLLIE RD NORFOLK, MA 02056
	Subsequent owner:	CIAVATTONE JONATHAN J & BEITTANY T 4 WYLLIE RD NORFOLK, MA 02056
0003-0008-0004	9 KINGSBURY RD	RUO RICHARD E 9 KINGSBURY RD NORFOLK, MA 02056

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
0003-0008-0007	46 MILLER ST	YAVAROW STEVEN T JANET E EASLAND 46 MILLER ST NORFOLK, MA 02056

-----  
A B U T T E R S  
-----

0003-0009-0020	42 MILLER ST	TRACEY JAMES W IV & SAMANTHA F 42 MILLER ST NORFOLK, MA 02056
0003-0009-0021	40 MILLER ST	MCCANN MARILYL L.E. MCCANN BRIAN P ETAL 40 MILLER ST NORFOLK, MA 02056

19 parcels listed

TOWN OF NORFOLK

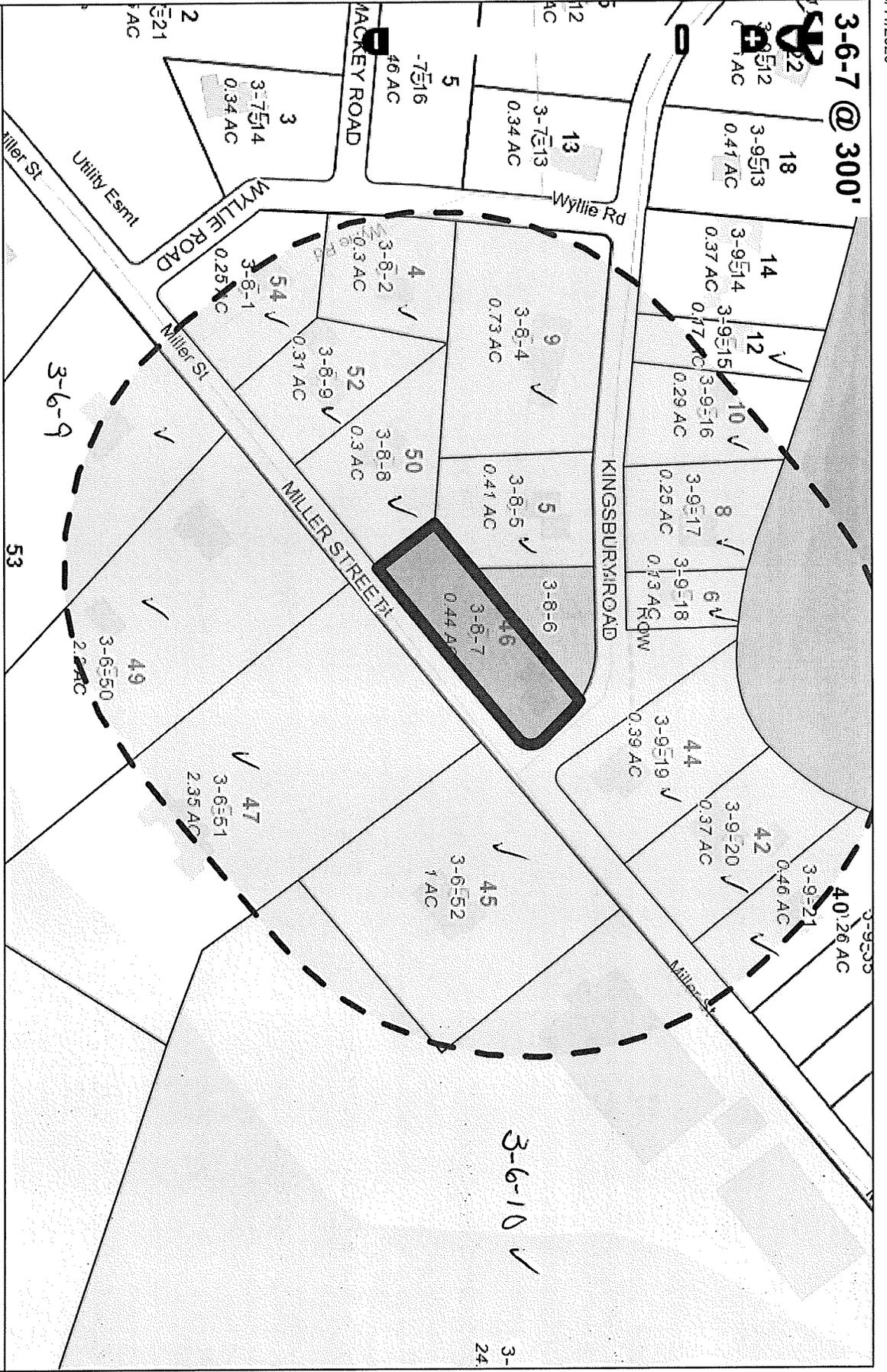
Certified Abutters List

Map & Lot 3-8-7 @ 300'

Date 6-16-2020

By [Signature]

3-6-7 @ 300'



**Town of Norfolk, Massachusetts**

Selected Parcel: 46 MILLER ST ID: 3-8-7

Printed 6/11/2020 from <http://www.mainstreetmaps.com/ma/norfolk/internal.asp>



**MainStreetMaps**  
MainStreetGIS, LLC  
[www.mainstreetgis.com](http://www.mainstreetgis.com)

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