



Zoning Board
of
Appeals
Application

For Town Clerk's Use Only	
Filing Fee Received:	
Administrative Appeal:	\$115.00
Special Permit:	\$115.00
Non-Conforming Use Special Permit:	\$115.00
Variance:	\$115.00
Modification to Existing Permit:	\$115.00
40-B Comprehensive Permit:	\$575.00*
*plus per unit review fees and technical/review deposit, please see attachment for details of fees required.	

Application Type: Administrative Appeal Variance
 Special Permit Modification to Existing Permit
 Non-Conforming Use Special Permit 40-B Comprehensive Permit

Name of Applicant(s): Mark & Susan R. Vasgpolli
 Relationship of Applicant to the subject property:

Owner *Purchaser under agreement with owner Appellant *Other

Address of Applicant(s): 3 Laurel Street Pepperell MA 01463

P.O. Box if applicable: _____

Subject Property Address: 3 Laurel Street Pepperell MA 01463

Zoning District: Town Residence Assessors Map and Parcel No.: MAP 14, Parcel 155-0

State Nature of the action or relief requested:
Our request is for an 8-foot Variance from the side yard setback requirement as applied through Section 3550 of Town of Pepperell Zoning By-law. Attached letter explains detail of pool placement and hardship of placement in other location of property.

Please list all applicable section(s) of the Town of Pepperell Zoning Bylaw:
3550, 9200, 9222

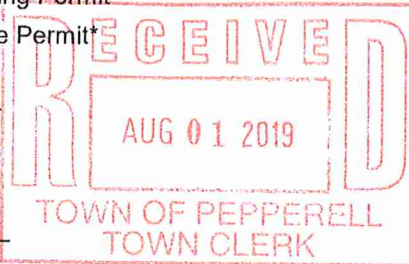
Letter/correspondence from the Inspector of Buildings/Zoning Enforcement Officer regarding this matter must be attached. Please see ZBA Information Packet for required attachments to application.

I/We hereby request a hearing before the Zoning Board of Appeals with reference to the above noted request. I/We agree to pay prior to the public hearing all costs of the certified mailing and the advertising of the notice of public hearing and understand that it is my/our obligation to establish at the public hearing, the factual and legal basis for the relief requested. This request is accompanied by all the required submissions and I/we have reviewed the Rules and Regulations of the Zoning Board of Appeals as most recently amended.

	<u>7/25/2019</u>	<u>Mark A Vasgpolli</u>	<u>978-204-9191</u>	<u>978-433-3392</u>
Applicant Signature/Date		Print Name	Day phone	Eve phone
	<u>7/25/2019</u>	<u>Susan R. Vasgpolli</u>	<u>978-204-9222</u>	<u>978-433-3392</u>
Applicant Signature/Date		Print Name	Day phone	Eve phone

*Owner's Acknowledgement
 As the owner of subject property, I concur with the application, and if granted, authorize it to be recorded in owner's name and, if land is registered, noted on owner's certificate of title.

Owner's Signature(s)/Date _____



Town of Pepperell
Attn: Zoning Board of Appeals

RE: Variance for installation of Inground Pool / Map 15-PCL156 Lot 9

Property Address: 3 Laurel Street Pepperell MA 01463

Request for Variance from the side yard setback requirement as applied through Section 3550 of the Town of Pepperell Zoning By-law.

We are requesting an 8-foot variance from our right-side property line for the purpose of installing an inground pool. The property is 10,995 ft.² of which half is occupied by home structure, driveway and front lawn. Installation of an inground pool in any area of the property requires a variance of some degree, thus posing a hardship.

However, installing a pool on the right side of our securely gated backyard of our property would require the least amount of variance requested. Opting for installing the ground pool in any other area would be substantially more and would disrupt any living space.

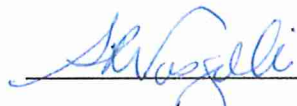
Therefore, our request for a variance is to allow the installation of an inground pool within 7 feet of the property line. Set back requirements for a property was set when property was built. That set back requirement is 15 feet from the property line. We are requesting a variance of 8 feet from the right-side property line under 9222 of the zoning bylaws. See attached certified plot plan.



Mark A. Vasapolli (HomeOwner)

07/24/2019

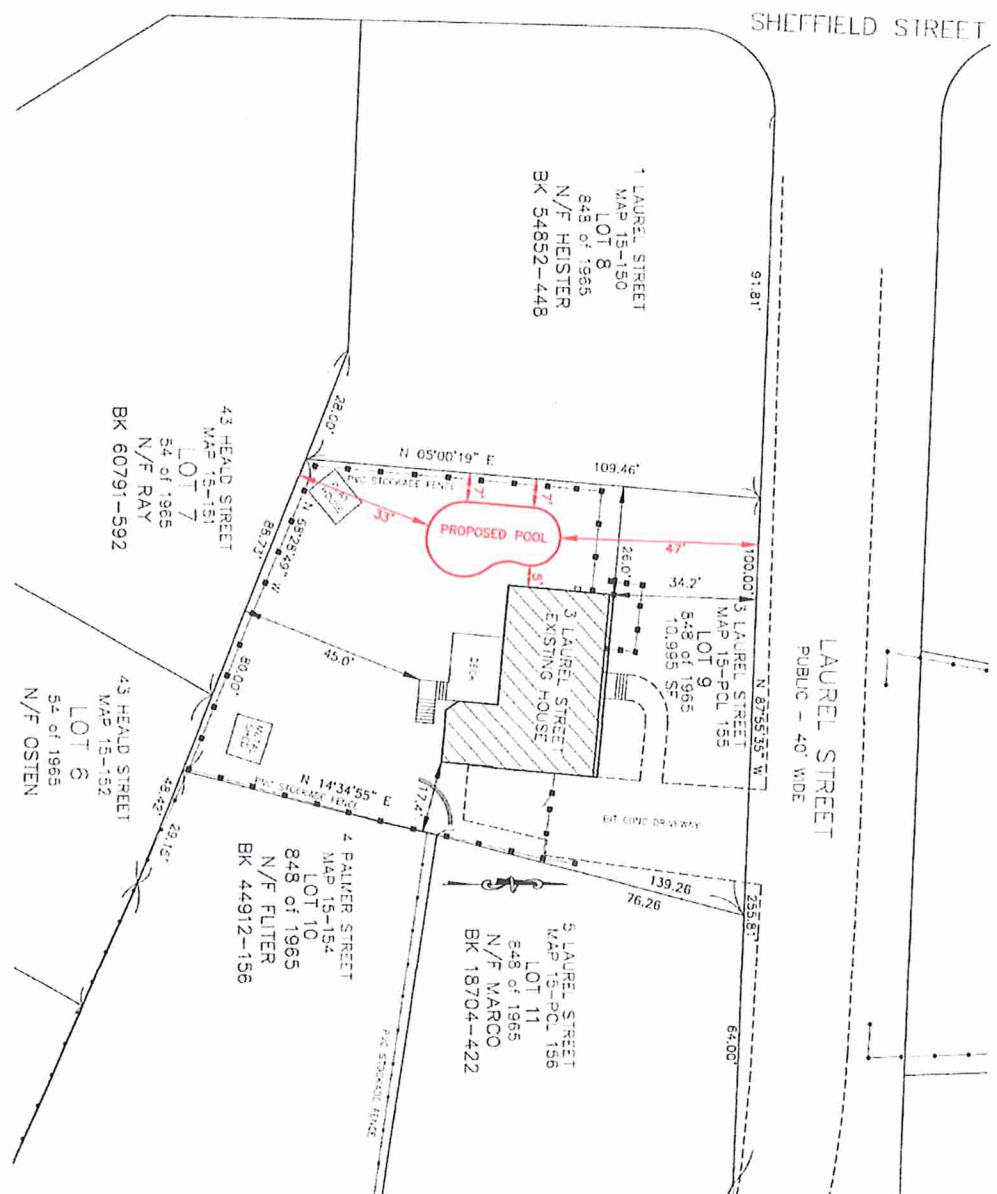
Date



Susan R. Vasapolli (HomeOwner)

7/24/19

Date



NOTES:

- 1) LOT 9 IS LOCATED IN A TOWN RESIDENCE ZONE DISTRICT. LOT 9 IS PRE-EXISTING NON-CONFORMING TO THE CURRENT REGULATIONS OF THE TOWN OF PEPPERELL.
- 2) LOT 9 IS LOCATED IN A AQUIFER-WATERSHE PROTECTION ZONE (AMPZ)
- 3) CURRENT OWNER OF LOCUS IS: MARK A VASAPOLLI
SUSAN R VASAPOLLI
3 LAUREL STREET
PEPPERELL, MA 01463
BK 37321-458
- 4) THE PROPOSED POOL DOES NOT MEET THE CURRENT FRONT, SIDE AND REAR SETBACKS AS SET FORTH IN THE TOWN OF PEPPERELL ZONING BYLAWS.

I CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY



APRIL 3, 2019
DATE

P.L.S. NO. 32090

CERTIFIED PLOT PLAN
3 LAUREL STREET
PEPPERELL, MASS.
FOR
MARK A VASAPOLLI &
SUSAN R VASAPOLLI
ROSE LAND SURVEY
P.O. BOX 384
WEST GROTON, MASS. 01472
978-453-9320
APRIL 3, 2019
SCALE: 1"=20'
JOB NO. R-550
PLAN NO. M-950



Town of Pepperell
INSPECTOR OF BUILDINGS
1 Main Street
Pepperell, Massachusetts 01463-1644
(978) 433-0329 Fax (978) 433-0338

April 11, 2019

Mark and Susan Vasapolli
3 Laurel Street
Pepperell, MA 01463

Dear Mr. and Mrs. Vasapolli,

I have reviewed your Notice of Intent to install an in-ground pool at your residence at 3 Laurel Street.

Your home is located in the Town Residence district and was constructed in 1968. For zoning purposes, we use the setbacks in effect when the home was built – 25 feet from the front property line and 15 feet from the side and rear property lines.

The certified plot plan shows the pool will be 7 feet from the right side yard property line and 15 feet is required. Therefore, you will need to submit an application to the Zoning Board of Appeals under Section 9222 of the zoning bylaws requesting an 8 foot variance from the right side property line

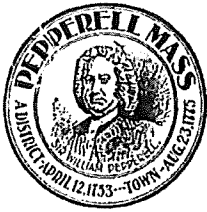
If you need any additional information, please contact my office.

Sincerely,

Robert Kelly
Building Inspector/Zoning Enforcement Officer

CC:

File
Zoning Board of Appeals



TOWN OF PEPPERELL

Board of Assessors

To: Zoning Board of Appeals
From: Maureen Bolger - Assessor *MSB*
Date: 4/11/2019
Re: Application submitted for the property located at 3 Laurel Street in the ownership of Mark A & Susan R Vasapolli. The property is shown on Tax Map 14 as Parcel 155-0 and is further described by Deed recorded at the Middlesex South District Registry of Deeds in Book 37321 Page 458

Parties in Interest: Zoning Board of Appeals - 300' Abutters

<u>Owner & Mailing Address</u>	<u>Map & Lot</u>
Mark A & Susan R Vasapolli 3 Laurel Street Pepperell, MA 01463	14-155-0
Charles A Marco Elaine S Stairs 5 Laurel Street Pepperell, MA 01463	14-156-0
Michael T & Suzanne T Fliter 4 Palmer Road Pepperell, MA 01463	14-154-0
Stephen E & Emma Witmer 41 Heald Street Pepperell, MA 01463	14-153-0
Thomas E & Patricia Ann Osten, Trustees Osten Living Trust 43 Heald Street Pepperell, MA 01463	14-152-0
Edmond Lee Ray 45 Heald Street Pepperell, MA 01463	14-151-0
Edwin L & Maryanna Hiester 1 Laurel Street Pepperell, MA 01463	14-150-0

Parties in Interest: Zoning Board of Appeals - 300' Abutters (cont.)

Owner & Mailing Address

Richard & Maureen Demers
2 Laurel Street
Pepperell, MA 01463

Map & Lot

14-149-0

Nikolaos & Doris E Livadas
4 Laurel Street
Pepperell, MA 01463

14-157-0

