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2022 SEP -9 A 10:22

FOXBOROUGH, MA 02035



BOARD OF APPEALS
TOWN OF FOXBOROUGH
40 SOUTH STREET
MASSACHUSETTS
02035

APPLICATION FOR BOARD OF APPEALS HEARING

Name of Applicant: Jozsef Karman Tel #. (617) 894-4175
Mailing Address: 40 Pleasant St. Foxborough Email: jkarman@gmail.com
Location of Property Subject of the Hearing: 40 Pleasant Street
Assessors Map #: 80 Parcel #: 21 Zoning District: Residential 15
Is the property located in any zoning overlay district? No Yes If yes, please identify
overlay district _____.
Owner of Subject Property (if different than applicant): Same
Address of Owner (if different than applicant's address): Same
Were previous decisions rendered on the subject property?: No Yes . If yes, please
Provide copy of decision(s).

***NATURE OF APPLICATION (complete appropriate hearing request):**

1. Request for a **SPECIAL PERMIT** under Section 275-5.4.2 of the Zoning By-Laws to allow an increase in the nonconforming nature of the building, being the construction of a 2 car attached garage with a proposed rear setback that is greater than the existing house rear setback, but does not meet the required rear line setback distance.

2. Request for a **VARIANCE** from Section _____ of the Zoning By-Laws to allow _____

3. An **ADMINISTRATIVE APPEAL** in accordance with Section 10.2.2 of the Zoning By-Laws (explain): _____

4. **OTHER** (i.e. Comprehensive Permit, Finding or Sign Bylaw - Chapter 213 Signs)
Explain: _____

*If necessary, attach additional description page(s).

I, Jozsef Karman as applicant, hereby request a hearing before the Foxborough Zoning Board of Appeals as referenced in the above application.

Applicant's Signature:  Date: 9/6/22

***If applicant is other than owner of subject property, owner must sign authorization below.**

I, _____ as owner of subject property, hereby authorize the applicant, _____, to act on matters before the Foxborough Zoning Board of Appeals as referenced in the above application.

Subject Property Owner's Signature: _____ Date: _____

Official Use Only

Tax Collector's Release

The above referenced applicant is applying for a permit from the Zoning Board of Appeals and is in good standing with respect to any taxes, fees, assessments, betterments or other municipal charges as recorded with the Treasurer's Office.

Tax Collector or Agent's Signature:  Date: 9/9/22

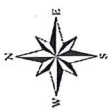
Town Clerk Receipt

The above referenced application has been received and recorded with the Town Clerk.

Town Clerk or Agent's Signature:  Date: 9-9-22

INSTRUCTIONS FOR APPLICATION FILING: INCLUDE EIGHT (8) COPIES EACH.

1. Completed application with all signatures affixed.
2. Copy of assessor's map showing parcel subject to hearing.
3. Plot Plan, certified by land surveyor or civil engineer showing proposed work (Mortgage survey plans will not be accepted).
4. Construction plans showing building elevations with dimensions (if applicable).
5. If an administrative appeal, include denial letter or zoning determination from the Building Commissioner or other Town Official (if applicable).
6. Abutter's List (within 300 feet of subject property), certified by the Town Assessor.
7. Any additional documentation relevant to the hearing.
8. Appropriate fees (See Fee Schedule)



40 PLEASANT STREET

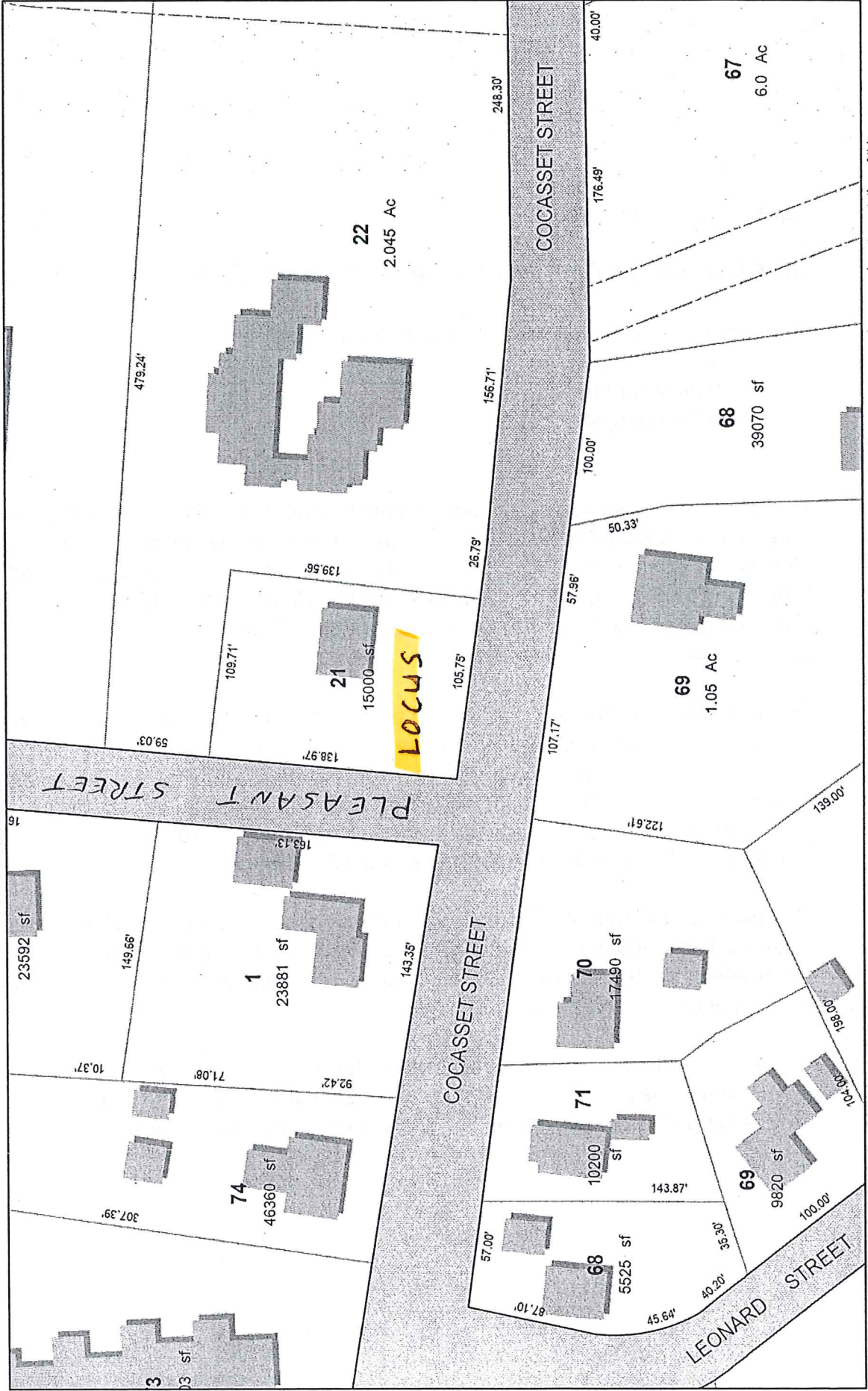
Foxborough, MA

1 inch = 80 Feet

September 2, 2022



www.cai-tech.com



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September 2, 2022

BRIEF TO ACCOMPANY AN APPLICATION FOR A SPECIAL PERMIT.

Locus: 40 Pleasant Street, Assessor's Map 80, Lot 21.

Owner: Jozsef Karman

40 Pleasant Street

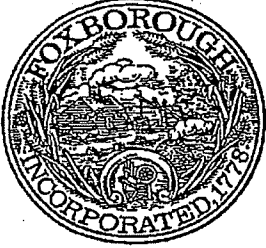
Foxborough, MA

The property consists of a single-family home on the corner of Pleasant and Cocasset Street. This area is zoned Residential 15. The property is serviced by Town water and Town sewer. The existing home faces Pleasant Street. It is 54.1' off of Pleasant Street, 53.2' off of Cocasset Street, and 55.8' off of the northerly property line. In the rear of the house (the easterly side), the foundation is 17.2' off of the rear property line, while the existing deck is 7.6' off of the rear property line.

The applicant is proposing to construct a two-car garage, with a room above, and a breezeway on the northerly side of the house. The proposed garage will be 64.9' off of Pleasant Street, and 19' off of the northerly property line. Both of these setbacks meet the zoning requirements of 25' off the road, and 15' off of the sideline. The proposed garage will be 17.5' from the rear (easterly) property line, instead of the required 30'. This proposed setback is greater than the current setback of the existing dwelling on the property.

The proposed location of the breezeway and garage was chosen for architectural and aesthetic reasons. The breezeway is situated to take advantage of the existing entry/exit doorway on the north side of the house. The proposed location of the garage will prevent it from extending forward of the front of the house.

This proposed breezeway and garage will not have an adverse effect on the neighborhood, as it is a residential neighborhood, and this is a residential proposal. The addition will not cause any increase in traffic, nor will it have a negative impact on public services.



RECEIVED
BOARD OF ASSESSORS
AUG 25 2022
TOWN OF FOXBOROUGH

BOARD OF ASSESSORS
TOWN OF FOXBOROUGH
40 SOUTH STREET
FOXBOROUGH MASSACHUSETTS 02035

(508) 543-1215

Fax: (508) 543-6278

CERTIFICATION OF ABUTTERS

PROPERTY OWNER: JOZSEF KARMAN

MAILING ADDRESS: 40 PLEASANT ST.

PROPERTY LOCATION: 40 PLEASANT ST.

ASSESSORS MAP/PARCEL: 80-21-00

APPLICANT: PREMIER CONST., INC PHONE: (508) 942-0183 (JOE)

AUTHORITY REQUESTING LIST: ZONING

DATE SUBMITTED: 8/24/22

LIST REQUESTED: 500 FT DIRECT ABUTTER
 300 FT ABUTTER TO ABUTTER
 100 FT

I, Susan Sacchetti, acting as a custodian of assessment records, do hereby certify that the attached documents contain true and complete information from the most recent tax list of the Town of Foxborough, Massachusetts.

I further state that these documents include the names and addresses of 40 Pleasant Street, Map: 080 Parcel 021

Date: August 25, 2022

BOARD OF ASSESSORS
FOXBOROUGH MASSACHUSETTS

Massachusetts General Law c. 40A, s.11, "The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes."

The Assessors Office will complete the abutters list within 7-10 business days. There is a \$25.00 fee for an abutters list.

"The applicant is solely responsible for requesting the appropriate abutters list required by the applicable Mass General Law."



COMEY AVE

COMEY AVE

CLARENDON STREET

COCCASSET STREET

COCCASSET STREET

LEONARD STREET

LEONARD STREET

TRUMAN STREET

78
13260 sf

15
35956 sf

17
20818 sf

76
17640 sf

16
15036 sf

18
27799 sf

75
30618 sf

74
46360 sf

20
154 Ac

21
15000 sf

22
2,045 Ac

25
1 Ac

23
29220 sf

71
10200 sf

70
10200 sf

69
105 Ac

68
90070 sf

67
6.0 Ac

66

75
28080 sf

74
12492 sf

73
16100 sf

72
12700 sf

74
16800 sf

75
12990 sf

76
10630 sf

70
12700 sf

123
11300 sf

122
10270 sf

121
10270 sf

120
8200 sf

119
11170 sf

77
1230 sf

78
11340 sf

82
34483 sf

79
11250 sf

106
11430 sf

118
11170 sf

117

80
6690 sf

40 PLEASANT STREET, 080-021
 300 FEET
 8/25/2022

Owner Name	Owner Address	Owner City	Owner State	Owner Zip
AY PLEASANT STREET CONDO LLC	34 ATLANTIC COURT	WALPOLE	MA	02032
BYRNE KEVIN E & LINDA D	66A COCASSET STREET #A	FOXBOROUGH	MA	02035
CLANCY JEAN M & JESSICA A KEANEY	48 COCASSET STREET C	FOXBOROUGH	MA	02035
COCCHIARA DENIS P & MARIA A TE	66F COCASSET STREET #F	FOXBOROUGH	MA	02035
DOHERTY BRYAN P	34 PLEASANT ST UNIT 106	FOXBORO	MA	02035
DOWLING ROBERT	34 PLEASANT STREET 103	FOXBOROUGH	MA	02035
DUOBA CYNTHIA A	331 LITTLETON ROAD	HARVARD	MA	01451-0000
ELFBAUM FRANCES J & LAWRENCE	66H COCASSET STREET H	FOXBOROUGH	MA	02035
FAST TRACK LLC	78 SOUTH ST	WRENTHAM	MA	02093
FINN JONATHAN F & SARAH B CANNON	66B COCASSET STREET #B	FOXBOROUGH	MA	02035
IVATTS KATELYN M	55 COCASSET STREET	FOXBORO	MA	02035
KHAN NAVID	34 PLEASANT ST 107	FOXBORO	MA	02035
LI GINA Z & CHARLES X	34 PLEASANT ST UNIT 104	FOXBORO	MA	02035
LIN YUHUI & XI HONG ZHU	33 PLEASANT STREET	FOXBOROUGH	MA	02035
MEIPING SHEN	34 PLEASANT STREET 108	FOXBOROUGH	MA	02035
METIVIER CAROLYN & JEFFREY	34 PLEASANT STREET 105	FOXBOROUGH	MA	02035
ODEA ALAN & MARY	58 COCASSET STREET	FOXBOROUGH	MA	02035
PEIMLI ZSANETT	66G COCASSET ST	FOXBORO	MA	02035
TALBOT JOHN M	66E COCASSET STREET	FOXBOROUGH	MA	02035
VALANDRO JEAN & WILLIAM BEADES	63 COCASSET STREET	FOXBOROUGH	MA	02035
VIPULAN IRANKANI & SRISKANTHARAJAH	66D COCASSET STREET D	FOXBOROUGH	MA	02035
WALSH LESLIE S	34 PLEASANT ST UNIT 101	FOXBOROUGH	MA	02035
WOLOVICK ALLEN J & JOYCE M PARLAPIANO	66C COCASSET STREET	FOXBOROUGH	MA	02035
WU CHIA-SHIEN & IHSIU LU	48 COCASSET STREET UNIT D	FOXBOROUGH	MA	02035
ZANECCHIA LISA	48 COCASSET STREET #A	FOXBOROUGH	MA	02035

