

23-Q



BOARD OF APPEALS  
TOWN OF FOXBOROUGH  
40 SOUTH STREET  
MASSACHUSETTS  
02035

**APPLICATION FOR BOARD OF APPEALS HEARING**

CHRISTOPHER S. RETOS AS MEMBER OF

Name of Applicant: 11 CHURCH STREET LLC Tel #: 508-369-7808  
Mailing Address: PO BOX 1614, FOXBORO, MA 02035 Email: NEPOCONSTRUCTION@GMAIL.COM  
Location of Property Subject of the Hearing: 11 CHURCH ST., FOXBORO, MA 02035  
Assessors Map #: 92 Parcel #: 131 Zoning District: RESIDENTIAL R-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): \_\_\_\_\_  
Address of Owner (if different than applicant's address): \_\_\_\_\_  
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 of the Zoning By-Laws to allow an increase in the habitable floor area of the structure by more than 25% as existing single family structure is being demolished (already approved) + a new larger front-to-back duplex is being built in its place (see plans).
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).

CHRISTOPHER S. RETOS AS MEMBER OF  
I, 11 CHURCH STREET LLC as applicant, hereby request a hearing before the  
Foxborough Zoning Board of Appeals as referenced in the above application.

Applicant's Signature: Ch Date: 1/18/23

**\*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: Paula Maloney Date: 1/19/23

**Town Clerk Receipt**

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

Town Clerk or Agent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**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)

January 25, 2023

To: Town of Foxborough

Re: 11 Church Street LLC Application for Board of Appeals Hearing

Location: 11 Church St., Foxboro, MA 02035

11 Church Street, an existing single family, is being demolished and in it's place a front to back duplex will be built that will consist of 3 bedrooms and 2.5 baths within each condo unit. A new driveway will be paved on the left side of the property and will provide for 4 parking spots. Chris Retos (a general contractor) and Kristy Retos (a CPA) are the sole owners of 11 Church Street LLC and plan on retaining ownership of the duplex within the LLC as long-term rental investment property. 11 Church Street LLC believes that this brand-new duplex will be a great addition to the neighborhood and provide additional housing options especially for young families who want to be within walking distance not only to the Town's center, but to the Town's public schools as well!

Thank you for your time in advance,

A handwritten signature in cursive script, appearing to read "Kristy L. Retos".

Chris & Kristy Retos, as members of 11 Church Street LLC