



BOARD OF APPEALS
TOWN OF FOXBOROUGH
40 SOUTH STREET
MASSACHUSETTS
02035

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TOWN CLERK
2023 MAR 17 A 10:14
FOXBOROUGH, MA 02035

APPLICATION FOR BOARD OF APPEALS HEARING

Name of Applicant: Dean Purcell Tel #: 508-838-6131
Mailing Address: 5 Elm Street Email: deanpurcell193@yahoo.com
Location of Property Subject of the Hearing: 5 Elm Street
Assessors Map #: 093 Parcel #: 057 Zoning District: R15
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 _____ of the Zoning By-Laws to allow _____

2. Request for a **VARIANCE** from Section _____ of the Zoning By-Laws to allow southeast side line from 18ft. to 6ft. to build a first floor handicap bathroom.

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, Dean Purcell as applicant, hereby request a hearing before the Foxborough Zoning Board of Appeals as referenced in the above application.

Applicant's Signature: _____ Date: _____

***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: 3/16/23

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)



Draka

Draka Cableteq | Transport

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FOXBOROUGH, MA 02335

The proposed bathroom at my 2 story home: 5 Elm St, is designed to be on the south side of the house because:

1. The west facing wall has a large picture window
2. The west wall is where the baseboard heat plumbing is located.
3. It follows the architectural line of the house and will be more economical to build.

Further more the new bathroom is to be wheel chair accessible.

Sally, my 88 yr old mother will live with me, and it is imperative that it be handicap capable to use.

SIGNED:

DEAN Purcell

5 Elm St.

508.838.6131

www.draka-fileca.com

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FOXBOROUGH, MA 02035

Purcell Residence Master Bathroom Addition

5 Elm Street
Foxborough, MA 02035

ZONING ANALYSIS
5 Elm Street, Foxborough, MA
Master Bathroom Addition

Zone: R1S Built 1900; map 093, lot 057, MD 3129; Book/Page 2888/79; 0.35 acres
Required
15,000 sq. ft.
15,295 sq. ft.
100 sq. ft.
100 sq. ft.

Front: 22 ft.
Side: 15 ft.
Rear: 30 ft.

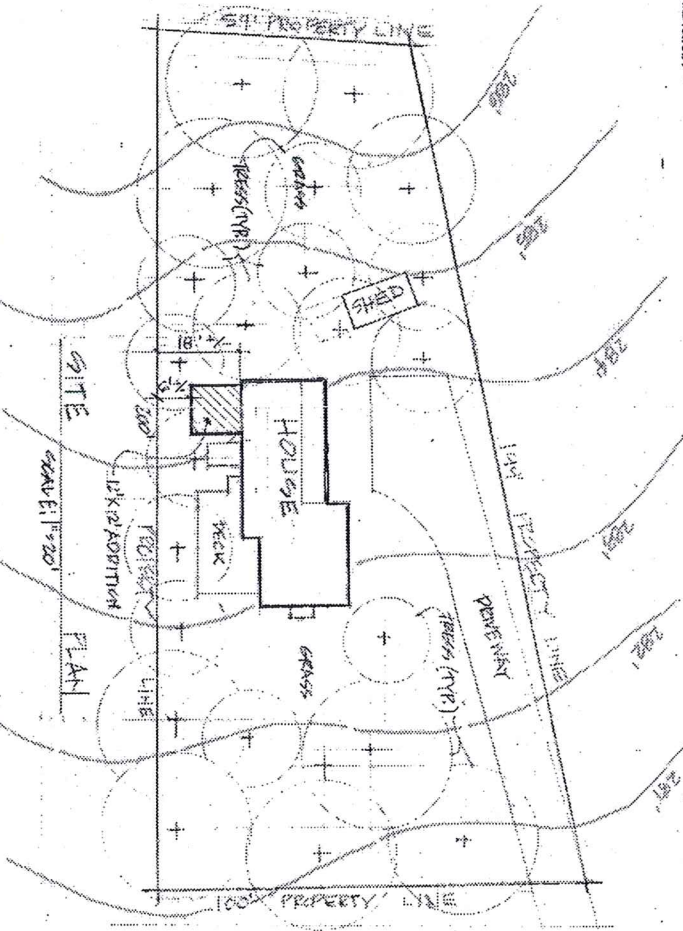
Height: 35 ft. (2 1/2 stories)
Lot Width: 57 ft.
Distance to street: 50 ft.

Lot Coverage: no requirement

8.37% (house only 1,280 sq. ft.)
23.12% (house, deck 312 sq. ft., multhead 40 sq. ft. shed 129 sq. ft.)
24.1% with new addition (744 sq. ft.)

The contractor, having visited the site of the proposed construction, and having familiarized himself/herself with local conditions affecting the work and with all requirements of Contract Documents as prepared by the architect, and his addenda to said Documents, has satisfied himself/herself as to all the particulars and conditions including the availability of labor and materials to make this Master Bathroom addition whole, complete, and operational; and understands that in signing this Request No./site number all rights to plead any misunderstanding of the same.

Southwest side setback will be reduced to 5 ft. with new 12' x 12' addition (need a variance for this).
Existing deck is already 8 ft. from southwest property line.



CONTRACTOR: DWANENKYSTEPLANI.COM
CN 2-17-21
2) ASSOCIATE WANS 3-11-20
3) THIS IS NOT AN
ENGINEERED SURVEY

Sheet No. 1
A-1
of 7 Sheets

PURCELL RESIDENCE
5 ELM STREET, FOXBOROUGH, MA.
Sheet Title: COVER-SITE PLAN
Proj. No. 1002
Date 4/10/23
Drawn JCS

JLS A.P.
Jeffrey L. Suss, AIA, AIA
ARCHITECT - PLANNER
6 Anthony Drive, Apt. 3
Foxborough, MA 02035
401-532-0092



Notes:
1. Do not scale drawings.
2. Verify all dimensions and conditions in the field prior to initiation of construction.
3. Any reproduction, comparison or use of the document or any part thereof without the written consent of Jeffrey L. Suss, AIA, AIA, ARCHITECT - PLANNER is prohibited to the full extent of the law.

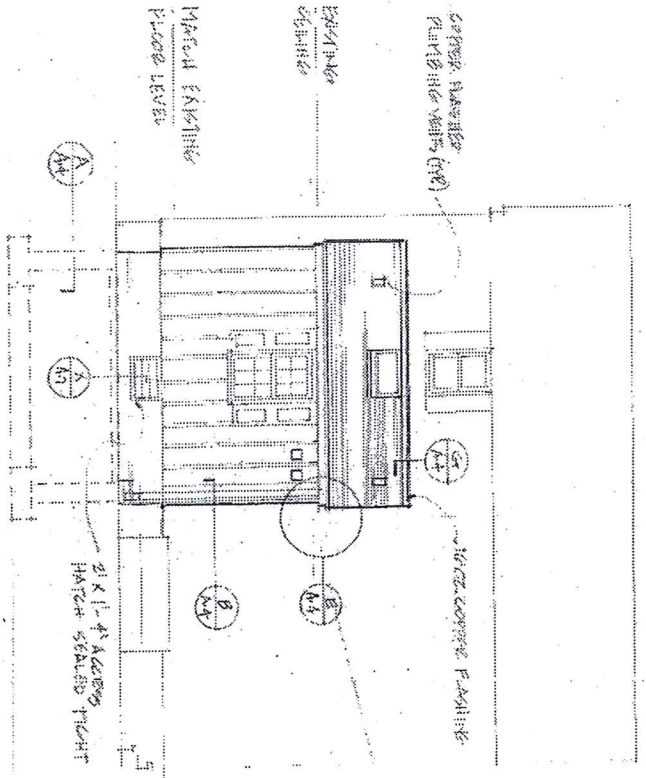
eVSP-15	
Date	Description

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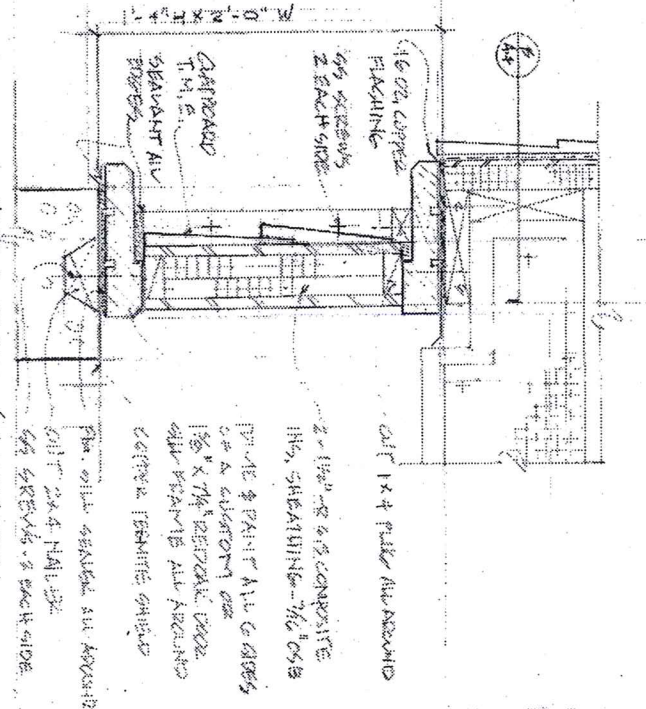
2023 MAR 17 A 10

FOXBOROUGH, MA 02035

ALTERNATE No. 4
PERKINS ARCHITECTURE
1000 STATE ST. SUITE 200
FOXBOROUGH, MA 02035

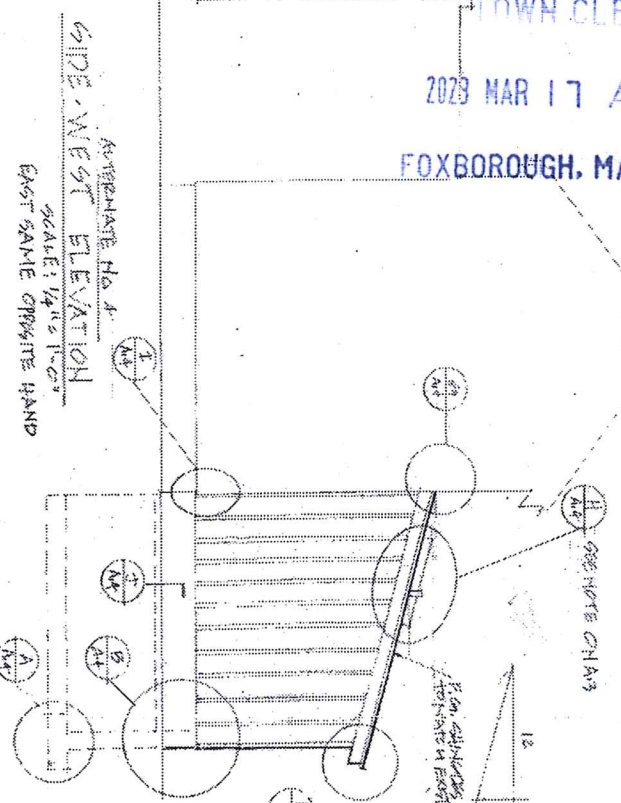


Alternate No. 4 - For new addition's bay/flat roof structure substitute a shed roof of 2 x 8's at 16" o.c. with fiberglass sheathing to match existing building and 3/8" fir AC exterior grade plywood siding with 1 x 2 red cedar batten at 12" on center in lieu of wood clapboards and trim to make this Master Bathroom addition whole, complete, and operational. Details on sheet A-4 with these changes should otherwise be followed faithfully.

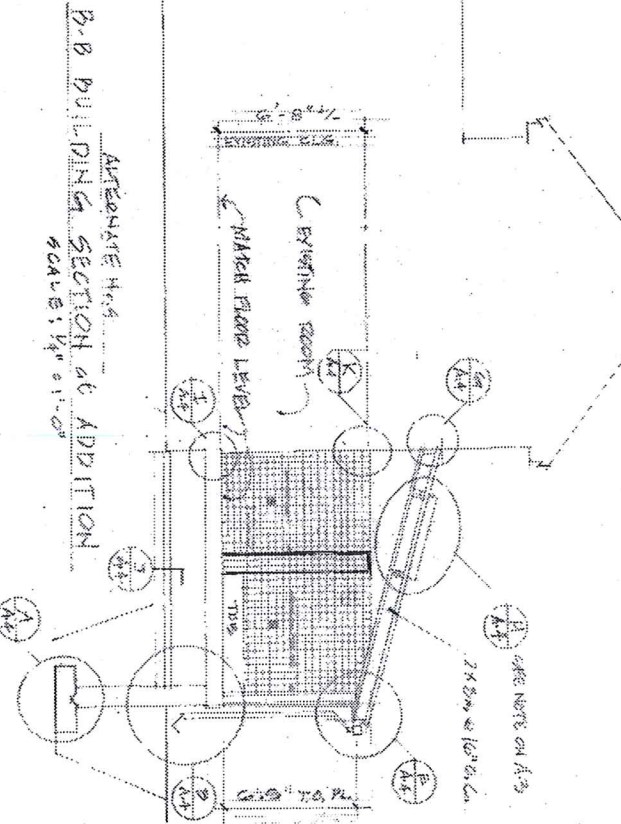


* HATCH DETAIL (REMOVED)

2 - 1/2" x 4" x 8" COMPOSITE
INS. SHEATHING - 7/16" OSB
2" x 4" STUDS
1/2" x 7/16" REDWOOD WOOD
CROWN TRIMMING SHIMMER
PR. SILL SEALS AT WINDOW
SILL 2x4 NAIL IN
2x SCREWS - 2 EACH SIDE



ALTERNATE No. 4
SIDE-WEST ELEVATION
SCALE: 1/4" = 1'-0"
EXIST SAME OPPOSITE HAND



ALTERNATE No. 4
B-B BUILDING SECTION OF ADDITION
SCALE: 1/4" = 1'-0"

Sheet No.
A-7
of Sheets

PERCELL RESIDENCE
5 BLM STREET, FOXBOROUGH, MA
Sheet Title
ALTERNATE No. 4 DETAIL
Proj. No.
Date
Drawn

JLS A.P.
John L. Spear, AIA, AIA
ARCHITECT - PLANNING
6 QUINCY DRIVE, SUITE 3
FOXBOROUGH, MA 02035
413-532-0092



1. To not seal drawings.
2. To not seal drawings and specifications of construction.
3. Any reproduction, transmission, or use of these drawings, specifications, or contract documents without the written consent of the architect is prohibited. Violation will be considered to be the act of the contractor to the full extent of the law.

Revisions		
No	Date	Description

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MAR 13 2023
TOWN OF FOXBOROUGH



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

(508) 543-1215

Fax: (508) 543-6278

CERTIFICATION OF ABUTTERS

PROPERTY OWNER: DEAN PURCELL
MAILING ADDRESS: 5 ELM ST FOXBORO, MA 02035
PROPERTY LOCATION: 5 ELM ST FOXBORO, MA 02035
ASSESSORS MAP/PARCEL: 093/057
APPLICANT: DEAN PURCELL PHONE: 508 838 6131
AUTHORITY REQUESTING LIST: Planning
DATE SUBMITTED: MARCH 13, 2023
LIST REQUESTED: 500 FT DIRECT ABUTTER
 300 FT ABUTTER TO ABUTTER
 100 FT

I, Sarah Sevellette, 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
5 Elm Street, Map: 93 Parcel: 57

Date: March 14, 2023

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."

3/14/2023
 5 Elm Street, 093-057
 300 Feet

<u>Owner Name</u>	<u>Owner Address</u>	<u>Owner City</u>	<u>Owner State</u>	<u>Owner Zip</u>
BARRETT PATRICK G	2 LEDGEVILLE AVENUE	FOXBOROUGH	MA	02035
COHEN BRIAN	7 LEDGEVILLE AVENUE 2	FOXBOROUGH	MA	02035
CRONIN DENIS & KATHRYN	6 ELM STREET	FOXBOROUGH	MA	02035
DIBB CHARLOTTE	105 COCASSET STREET	FOXBOROUGH	MA	02035
FLYNN DAVID J	10 LEDGEVILLE AVENUE	FOXBOROUGH	MA	02035
FRASER DONALD R & CAROL A	14 LEDGEVILLE AVENUE	FOXBOROUGH	MA	02035
GALLAGHER BRIAN K TR	PO BOX 134	FOXBOROUGH	MA	02035
KRATZER ELIZABETH J & ROBERT W EJK	4 LEDGEVILLE AVENUE	FOXBOROUGH	MA	02035
MAHONEY JUDY A	11A ELM STREET	FOXBOROUGH	MA	02035
MARCHIOLI MARK & KENDALL II	7 ELM STREET	FOXBOROUGH	MA	02035
MORDINI JOSEPH JR TR	5 SPRUCE ST	FOXBOROUGH	MA	02035
MORLEY STEVEN M & STACEY A	8 LEDGEVILLE AVENUE	FOXBOROUGH	MA	02035
OUZOUNIDIS MARIANTHL & JORDANIS	8 ELM STREET	FOXBOROUGH	MA	02035
PONOMARENKO ALEXANDER & DARIA	7 LEDGEVILLE AVE	FOXBOROUGH	MA	02035
STEIDLE FREDERIC J & SANDRA E	6 LEDGEVILLE AVE	FOXBOROUGH	MA	02035

