



BOARD OF APPEALS
TOWN OF FOXBOROUGH

40 SOUTH STREET
MASSACHUSETTS
02035

RECEIVED
TOWN CLERK

2023 SEP 20 P 2:43

FOXBOROUGH, MA 02035

APPLICATION FOR BOARD OF APPEALS HEARING

Name of Applicant: Scott M. Lebow Tel # 617-947-2545
Mailing Address: 4 Sherwood Ave., Foxborough, MA 02035
Location of Property Subject of the Hearing: 4 Sherwood Avenue
Assessors Map #: 028 Parcel #: 022 Zoning District: R-40
Is the property located in any zoning overlay district? No X 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 X 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 4.1.1 & ^{Table 4-1} of the Zoning By-Laws to allow SEE ATTACHED

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).

Board of Appeals
TOWN OF FOXBOROUGH

Attachment To
APPLICATION FOR BOARD OF APPEALS HEARING

Name of Applicant: Scott M. Lebow
Mailing Address: 4 Sherwood Avenue
Foxborough, MA 02035

Location of Property Subject of the Hearing: 4 Sherwood Avenue
Assessors: Map 028 Parcel 022 Zoning District: R-40

Owners Subject Property: Scott M. & Karen A. Lebow
Address of Owner: 4 Sherwood Avenue, Foxborough, MA 02035

NATURE OF APPLICATION:

2. Request for a VARIANCE from Section 4.1.1. and Table 4-1 of the Zoning By-Laws to allow a side yard of 13 feet where 15 feet is required for the construction of an addition containing a mud room and garage on the first floor and habitable floor area on the second floor to the preexisting nonconforming dwelling which is located in the R-40 Zoning District and with a lot area of 15,000 square feet of area where 40,000 square feet is required, frontage of 100 feet where 200 feet is required, a lot width of 92 feet where 134 feet is required 100 feet from the street, a front yard of 39.8 feet where 35 feet is required, side yard of 16.6 feet where 15 feet is required, and a rear yard of 95.9 feet where 30 feet is required.

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

Applicant's Signature:  Date: 9/15/23

***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

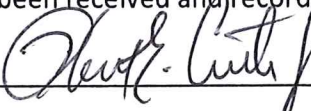
Tax Collector's Release

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:  Date: 9/19/23

Town Clerk Receipt

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

Town Clerk or Agent's Signature:  Date: 9-20-2023

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)

PAID

SEP 14 2023

RECEIVED
BOARD OF ASSESSORS
SEP 14 2023



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

(508) 543-1215

Fax: (508) 543-6278

CERTIFICATION OF ABUTTERS

PROPERTY OWNER: Scott M. Lebow
MAILING ADDRESS: 4 Sherwood Ave, Foxborough, MA 02035
PROPERTY LOCATION: 4 Sherwood Avenue
ASSESSORS MAP/PARCEL: Map 028 Parcel 564 ~~564~~ 022
APPLICANT: Francis J. Spillane PHONE: 508-543-0100 x312
AUTHORITY REQUESTING LIST: Attorney closings@spillaneandspillane.com
DATE SUBMITTED: 9/14/2023

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

I, Thomas J. Spillane, 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 abutters to the abutters Map 028 lot 022

Date: September 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."

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2023 SEP 20 P 2:43
FOXBOROUGH, MA 02035



300 feet Abutters List Report

Foxborough, MA
September 15, 2023

Subject Property:

Parcel Number: 028-022-000
CAMA Number: 028-022-000
Property Address: 4 SHERWOOD AVENUE

Mailing Address: LEBOW SCOTT M & KAREN A TE
4 SHERWOOD AVENUE
FOXBOROUGH, MA 02035-0000

Abutters:

Parcel Number: 028-021-000
CAMA Number: 028-021-000
Property Address: 4 WAYNE DRIVE

Mailing Address: WIGMORE CONSTANCE D
4 WAYNE DRIVE
FOXBOROUGH, MA 02035-0000

Parcel Number: 028-023-000
CAMA Number: 028-023-000
Property Address: 3 SHERWOOD AVENUE

Mailing Address: SOCCORSO JOHN C & SUSAN E
3 SHERWOOD AVENUE
FOXBOROUGH, MA 02035

Parcel Number: 028-024-000
CAMA Number: 028-024-000
Property Address: 10 WAYNE DRIVE

Mailing Address: DILLON CHRISTOPHER J & SAMANTHA L
TE
10 WAYNE DRIVE
FOXBOROUGH, MA 02035

Parcel Number: 028-029-000
CAMA Number: 028-029-000
Property Address: 7 SHERWOOD AVENUE

Mailing Address: JOHNSON CARL J & MAUREEN E TE
7 SHERWOOD AVENUE
FOXBOROUGH, MA 02035-0000

Parcel Number: 028-030-000
CAMA Number: 028-030-000
Property Address: 6 SHERWOOD AVENUE

Mailing Address: SUGRUE JANICE & BERNARD J CULLEN
JT
6 SHERWOOD AVENUE
FOXBOROUGH, MA 02093

Parcel Number: 028-031-000
CAMA Number: 028-031-000
Property Address: 8 SHERWOOD AVENUE

Mailing Address: CATALONI MELANIA M
8 SHERWOOD AVENUE
FOXBOROUGH, MA 02035-0000

Parcel Number: 028-039-000
CAMA Number: 028-039-000
Property Address: 212 MECHANIC STREET

Mailing Address: OCONNER PAUL CIARAN & CAMILA
ELIZONDO TE
212 MECHANIC STREET
FOXBOROUGH, MA 02035

Parcel Number: 028-040-000
CAMA Number: 028-040-000
Property Address: 214 MECHANIC STREET

Mailing Address: BLATCHFORD FREDERICK BRUCE III
214 MECHANIC STREET
FOXBOROUGH, MA 02035

Parcel Number: 028-041-000
CAMA Number: 028-041-000
Property Address: 216 MECHANIC STREET

Mailing Address: CAREY BRENDAN P
216 MECHANIC STREET
FOXBOROUGH, MA 02035



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

9/15/2023

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CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
Code	Description	Code	Assessed	Code	Assessed	Code	Assessed	Code	Assessed
	LEBOW SCOTT M & KAREN A TE							1010	243,100
	4 SHERWOOD AVENUE							1010	204,500
	FOXBOROUGH MA 02035-0000								
SUPPLEMENTAL DATA		PS Addnl Lots con't		Assoc Pic#		Total		447,600	
Alt Prcl ID 028-0000557		MAP_PAR 028 / 557 / 1		M_222296 870782		Total		447,600	
Parcel Not LOT 14		CENSUS Sketch				Total		447,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC			
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Description	Year	Code	Assessed	Year	Code	Assessed
		LEBOW SCOTT M & KAREN A TE	9371 0013	09-26-2002	U	340,000	1P			2023	1010	243,100	2022	1010	234,300
		BARRY PHILIP D & JENNIFER A JACQUES J	1400 0054	07-16-1993		136,000					1010	204,500	2021	1010	195,500
		GRENDAI MICHAEL F & MARGARET M	4102 0093	02-27-1981		0									
Total		0.00								Total		447,600		429,800	
Total		0.00								Total		447,600		399,500	

EXEMPTIONS

Year	Code	Description	Amount	Comm Int

ASSESSING NEIGHBORHOOD		OTHER ASSESSMENTS	
Nbhd	Nbhd Name	Description	Amount
0400		Tracing	
		Batch	

NOTES

YELLOW FRD

Appraised Bldg. Value (Card) 241,800
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 1,300
 Appraised Land Value (Bldg) 204,500
 Special Land Value 0
 Total Appraised Parcel Value 447,600
 Valuation Method C

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Date	Id	Type	Is	Cd	Purpose/Result
2017-86	06-20-2017	HA	HVAC	06-18-2019	WD			11	Field Review
2017-84	06-20-2017	ALT	Alterations	02-03-2018	DC			00	Measur+Listed
2017-83	06-20-2017	AC	Central Air Addition	06-18-2013	MM			11	Field Review
2017-117	03-21-2017	ADD		04-08-2010	PH			MN	Measured Left Notice
				07-27-2009	MM			11	Field Review
				01-02-2002	JS			00	Measur+Listed
Total Appraised Parcel Value				Total Appraised Parcel Value				447,600	

LAND LINE VALUATION SECTION		LOCATION		RESIDENTIAL		RES LAND									
B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010 Single Family	R 15			15,000 SF	13.63	1.00000	5	1.00	0400	1.000		1.0005	13.63	204,500
Parcel Total Land Area 0.34														Total Land Value	204,500
Total Card Land Units 0.34														Total Land Value	204,500

