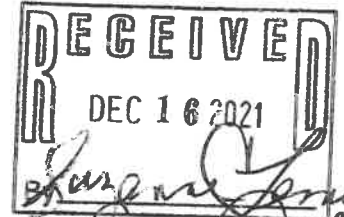


**MIDDLEFIELD
ZONING BOARD OF APPEALS
LEGAL NOTICE**

The Middlefield ZBA is holding a public hearing on **Tuesday, January 25, 2022 at 6:30 P.M. at the Middlefield Town Hall** regarding an application for a Variance that has been submitted by Frank Lopinsky and Linda Lopinsky at their property located at 25 Bell Road, Middlefield, MA, Deed Book No. 14235, Page No. 233, for a variance to town zoning bylaw 3.1 Intensity Regulations for a residential district requiring a 40 foot front-yard setback, for the applicant's stated purpose of constructing a two car attached garage. This hearing is being held in accordance with M.G.L. c. 40A and the Middlefield Zoning Bylaws. Maureen Sullivan, ZBA Secretary. 01/14/22, 1/21/22

Town of Middlefield in the Commonwealth of Massachusetts

TOWN OF MIDDLEFIELD
ZONING BOARD OF APPEALS
P.O. Box 238, Middlefield, MA 01243
VARIANCE APPLICATION
(To be filed with the Town Clerk)



Applicant:

Name(s) FRANK LOFINSKY
Address 25 BELL ROAD PO BOX 8 MIDDLEFIELD, MA 01243
Telephone Number(s) (413) 623-7134
Address (if different from applicant) _____

Property Information:

Deed Book No. 14235 Page No. 233
Map No. 406.0 Lot No. 406.0 0024 0000.0
Street Address 25 BELL ROAD MIDDLEFIELD, MA 01243

Variance Information:

-Indicate applicable section number of the Zoning ByLaws that you are seeking a Variance from. Refer to section 3.0 General Use Regulations in Zoning By-laws

SECTION 3.1 SETBACK

-Description of project requiring a Variance:

PERMIT ISSUED TO ADD GARAGE TO EXISTING RESIDENTIAL STRUCTURE AT 25 BELL RD. MEASUREMENT INADVERTENTLY TAKEN FROM PROPOSED FRONT OF NEW STRUCTURE TO ROAD WHICH WTS 41.8 FEET. INSIDE OF PROPERTY LINE WHICH IS 33.8 FT ON LEFT + 33.0 FT ON RIGHT SIDE.

Application Requirements:

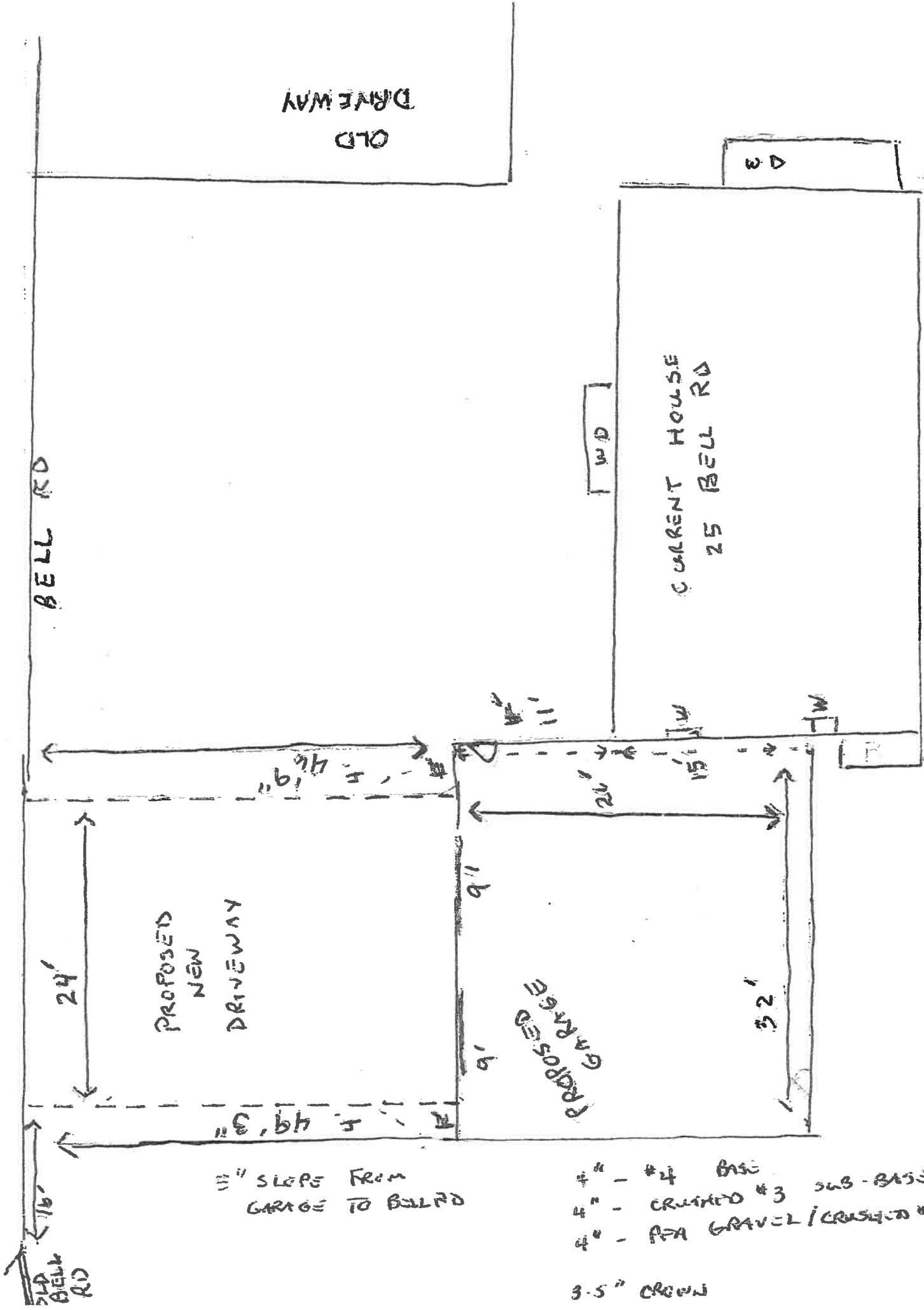
- CLERICAL FEE: \$100.00 payable to "Town of Middlefield" included with application.
- APPLICATION: To be submitted in triplicate, each accompanied by a site plan indicating the following:
 - Location of premises showing dimensions, abutting properties with owner's name and address, abutting and nearby streets and ways, and the zoning of all properties shown.
 - Location and dimensions of all existing and proposed structures.
 - List how your application meets the criteria (A,B & C) on the attached Variance Criteria Questions page.
- COMPLETED APPLICATION: Must be filed with the municipal clerk who must certify the date and time of filing. Two copies of the application, including the certification by the municipal clerk, must then be filed by the petitioner with the Zoning Board of Appeals.

Applicant signature(s) [Signature]
Property Owner's signature (if different) _____

The Building Inspector is available to assist applicants with preparation for the hearing

For Town Use Only

Received by Town Clerk: _____ Date _____
ZBA Case # _____ Hearing Date: _____
Decision: _____ Date _____



3/4" SLOPE FROM GARAGE TO BELL RD

- 4" - #4 BASE
- 4" - CRUSHED #3 SUB-BASE
- 4" - ADA GRAVEL / CRUSHED #2 SW
- 3.5" CROWN