

BOARDS OF APPEALS



TELEPHONE
ARLINGTON 5-6700

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 4, Paragraph 5 of the Zoning By-Law that there has been filed by Carmine A. and Anna A. Lionetti of Arlington, Massachusetts a petition seeking permission to subdivide two lots located in back of number 12 Beacon Street, Arlington, Massachusetts. Said subdivision would create two lots with less than the square foot area required by Section 14-B of the Zoning By-Law.

Hearing in regard to the said petition will be held in the Town Manager's Office, located on the second floor of the Robbins Town Hall, Arlington, Massachusetts on Monday evening, February 21, 1955 at 9:00 O'Clock P.M.

ZONING BOARD OF APPEALS

Clifford E. Lansil
Secretary

2/10/55

Notice published in the Arlington News

Notice sent to the following:

Thomas A. Dewire, 85 Warren St.
Thomas J. Green & Alice K. Sliney, 93 Warren St.
Rosalie Woodside, 97 Warren St.
Patrick F. Brennan, et ux, 86 Palmer St.
Thomas D. & Catherine M. Kenna, 90 Palmer St.
John J. Sullivan, 94 Palmer St.
Rosina M. Lionetta, 98 Palmer St.
John J. & Dorothy A. Downing, 102 Palmer St.
Ciriaco & Lizzi Guanci, 16 Beacon St.
Cornelius J. Crowely, et al, 18 Beacon St.
Daniel Ahern, 213 Broadway (20 Beacon St.)
Antonio & Letitia Lionetto, 24 Beacon St.
Antoni & Carmine Guange, 28 Beacon St.
Eileen Welch, 11 Beacon St.
Joseph W. & Gladys R. Perry, 15 Beacon St.
Agnes G. Ahern, 17 Beacon St.
Michelangelo & Carmela Carella, 20 Sutherland Rd. (21 Beacon St.)
Rosario Carella, 25 Beacon St.
Wm. F. Canty, et ux, 29 Beacon St.
Mary A. Hennessy, 71 Warren St.
Adrienne H. Cunha, 75 Warren St.
Margaret B. Murphy, 77 Warren St.
Salvatore Caterino, 65 Palmer St. Owns 81 Palmer & 3 Beacon St.

TOWN OF ARLINGTON

In the Matter)
) of the)
)) No. 411
) Petition of)
) Carmine A. Lionetti and)
) Anna A. Lionetti)

To the Zoning Board of Appeals for the Town of Arlington: Respectfully represents Carmine A. Lionetti and Anna A. Lionetti of Arlington that ^{they are} ~~ix~~ the owner of certain land in Arlington, located Palmer St. & Beacon Street; that they made application of the Inspector of Buildings for a permit or license with respect thereto, to wit: to divide and sell a portion of that lot on Beacon Street, known as number 12, to the prospective purchasers of lot directly in the rear of said Beacon Street and facing Palmer Street. Said subdivision would create two lots with less than the square foot ^{have} ~~area~~ required by Section 14-B of the Zoning By-Law. that they ~~are~~ been aggrieved by the refusal of the Inspector of Buildings to issue the permit or license on the grounds of noncompliance with the Zoning By-Law; that no unfavorable action has been taken by the Zoning Board of Appeals or its predecessors upon a similar appeal regarding this property within the two (2) years next immediately prior to the filing hereof.

Wherefore appeal is claimed from the decision of the Inspector of Buildings in accordance with the provisions of Section 4, Paragraph 3 of the Zoning By-Law for the Town of Arlington and as grounds therefor, your appellant states as follows: It is respectfully called to your attention the fact that on said Palmer Street there are at least three lots upon which buildings have been recently erected with a square foot area of the same or less area than the present lot on Palmer Street. The owners will sell a portion of the rear of their lot so as to increase the area of the Palmer Street lot.

Signed _____

Arlington, Massachusetts

Address _____

TOWN OF ARLINGTON

ZONING

BOARD OF APPEALS

PETITION NO. 411

of Carmine A. & Anna A. Lionetti

Statement of Facts.

The Zoning Board of Appeals, hereinafter called the "Board" conducted a public hearing on the Petition of Carmine A. & Anna A. Lionetti for permission to subdivide a parcel of land at 12 Beacon Street.

The Petition was filed in the office of the Inspector of Buildings on January 26, 1955. The hearing was held at the Town Hall on Monday evening, February 21, 1955 after due notice had been given by publication in the Arlington News on February 10, 1955 and by mail, postage prepaid, to owners of real estate opposite to and abutting on the property in question, and to other parties in interest, whose names and addresses are recorded on a separate list which forms a part of the official record of these proceedings, and by posting the property.

The members of the Board present were:

Philibert Pelligrini, Chairman
Clifford E. Lansil, Secretary
Robert W. Blaisdell

The Petitioner was represented by Michael A. Fredo, Attorney.

The property involved in this appeal is shown on Plot plan #42 as Lots 9 & B extending from Beacon Street to Palmer Street. The series of lots lettered A, B, C, etc. are formed from a triangular strip which resulted from a relocation of Palmer Street. These lots, at the end near Warren Street, are of considerable size, lot B having an area of 2,269 sq. ft. However, it is too small to build upon. Lot 9 has an area of 7,821 sq. ft., and is larger than necessary for a house. It is proposed to subdivide lot 9 so that the back part, together with lot B, will comprise 5,507 sq. ft., while the residual of lot 9 will be 4,583 sq. ft. Thus, another lot will be created which will be large enough for practical utilization.

The proposal is quite in keeping with several others already submitted to the Board which pertain to lots in the blocks between Palmer Street and Beacon Street. The resulting lots would be as large as or larger than the average lots in the vicinity.

The Board believes that, in this case as in the others, the interests of all parties and the neighborhood will be best served by allowing the subdivision. Both lots will be conforming in width.

It is the unanimous decision of the Board to permit the subdivision as specified on the plan submitted with the Petition.

Philibert Pelligrini
Chairman

Clifford E. Lansil

TOWN OF ARLINGTON
ZONING BOARD OF APPEALS

Notice of Decision

March 11, 1955

In accordance with the provisions of Section 4 of the Zoning By-Law, you are hereby notified that, after the hearing held February 21, 1955 in the matter of the Petition of Carmine A. & Anna A. Lionetti, the Zoning Board of Appeals has reached its decision.

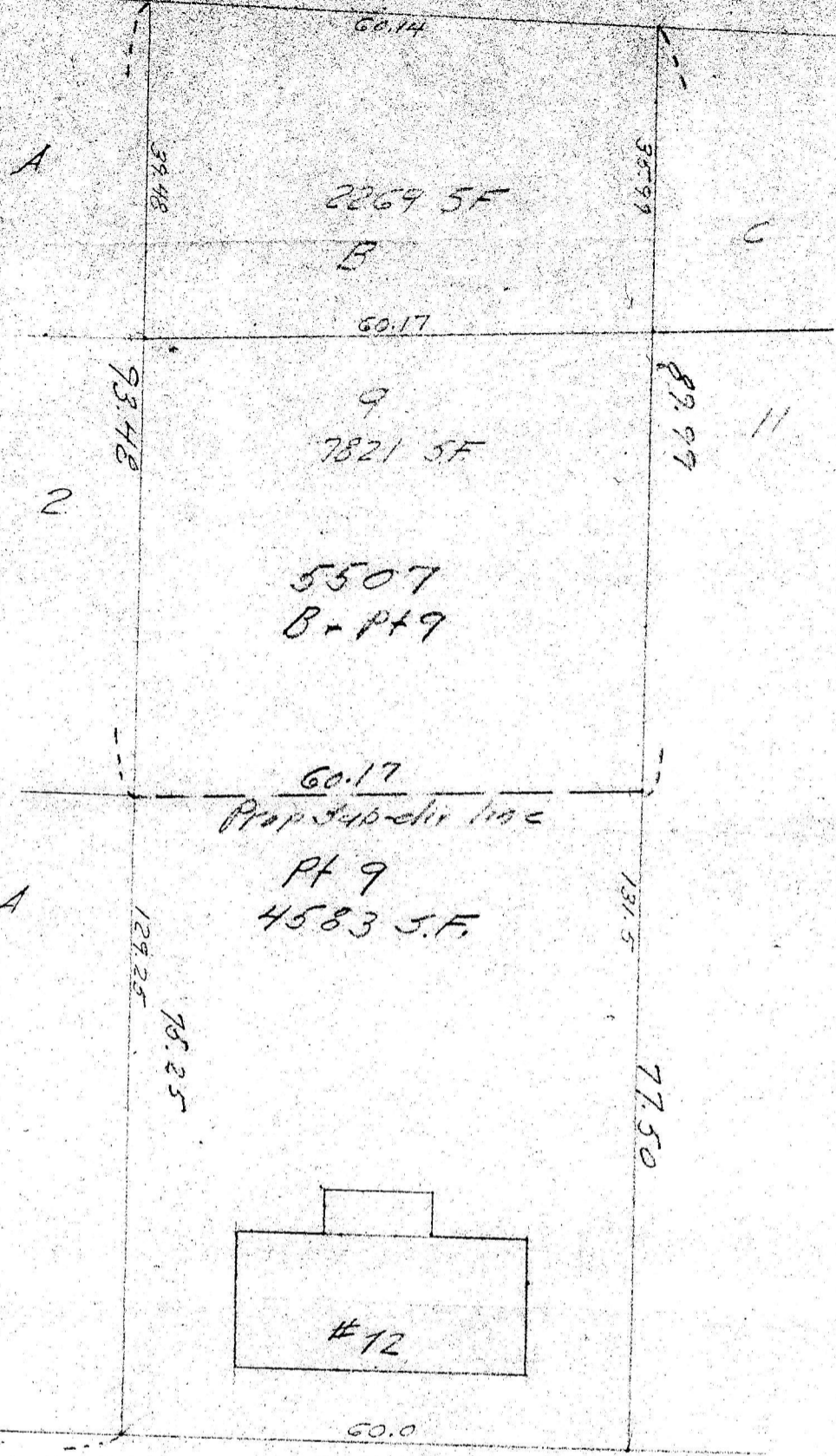
It is the unanimous decision of the Board to allow the Petition.

ZONING BOARD OF APPEALS

Clifford E. Lansil
Secretary

To P. Warren
9287

Palmer St



145.10
To P. Warren

Beacon St

Plan showing
 Prop Sub-divisions of Lot
 11
 Arlington Mass
 Scale 1"=20' J. Sullivan CE

to wit: to subdivide two lots. Said subdivision would create two lots with less than the square foot area required by section 19-B of the Zoning By Law.

3 MILL HOLLOW RD.

Beacon St,

14 & 16 ✓
15 ✓
20 ✓
24 ✓
25 ✓

3 ✓
11 ✓
15 ✓
17 ✓
21 ✓
25 ✓
29 ✓

Lematti

PALMER ST.

84 & 86 ✓
88 & 90 ✓
92 & 94 ✓
96 & 98 ✓
100 & 102 ✓

WARREN ST.

69-71 ✓
75 ✓
77 ✓
81 ✓

85-91 ✓
93 ✓
99-99 ✓

Block Plan
42

CUO

QUITCLAIM DEED

I, JEFFREY MARSHALL, of Arlington, Middlesex County, Massachusetts, for consideration paid and in full consideration of One Hundred Ninety Thousand and 00/100 (\$190,000.00) Dollars

grant to MASOUD GHOFrani and DEBORAH A. GHOFrani, husband and wife, as tenants by the entirety, both of 83 Palmer Street, Arlington, Middlesex County, Massachusetts,

WITH QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situated in Arlington, being now numbered 83 Palmer Street and being shown as Lot B & Pt. 9 on a plan entitled "Sub-Division of Land in Arlington - Mass.", dated March 1955, by Joseph J. Sullivan, Civil Engineer, recorded with Middlesex South District Deeds, Record Book 8435, Page 466, being bounded and described as follows:

- NORTHWESTERLY by said Palmer Street, sixty and 14/100 (60.14) feet;
- NORTHEASTERLY by Lots C and 11 on said plan, eighty-nine and 99/100 (89.99) feet;
- SOUTHEASTERLY by another lot shown as Lot Pt. 9 on said plan, sixty and 04/100 (60.04) feet;
- SOUTHWESTERLY by Lots A and 2 on said plan, ninety-three and 48/100 (93.48) feet.

Containing 5504 square feet of land.

A portion of said premises is also shown as Lot B on a plan entitled "Plan of House Lots - in - Arlington, Mass. owned by Estate of W.H. Allen", dated March 15, 1920, by C.H. Gannet, Civil Engineer, recorded with said Deeds, Plan Book 305, Plan 19, and a portion of said premises is also shown as a portion of Lot No. 9 on a plan entitled "Plan of 100 House Lots in West Cambridge & Arlington belonging to Nahum Packard", dated May 1854, by W.A. Mason, Surveyor, recorded with said Deeds, Plan Book 6, Plan 9.

For my title see deed of John A. Casassa, et al, dated June 30, 1983 and recorded with Middlesex South District Registry of Deeds in Book 15092, Page 394.

WITNESS my hand and seal this 16th day of May, 1994.

Jeffrey Marshall
Jeffrey Marshall

TAX 866.40
CASH 866.40
5623015 10:49
EXCISE TAX
CANCELED
MAY 15 1994
MIDDLESEX SOUTH

866.40 ***
*** MASS. EXCISE TAX: 25.00
MSD 05/16/94 11:39:20 457
Address of Property: 83 Palmer St., Arlington, MA 02174

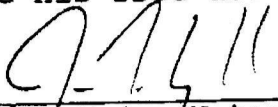
BK 24538PG153

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

May 16, 1994

Then personally appeared the above-named Jeffrey Marshall and acknowledged the foregoing instrument to be his free act and deed, before me,



James F. Cousin Notary Public
My Commission Expires: 7/22/94