



BOXBOROUGH ZONING BOARD OF APPEALS

29 Middle Road, Boxborough, Massachusetts 01719

Phone: 978.264.1722

www.boxboroughma.org/zba

APPLICATION

1. Location of property: Assessor's Map 15 Parcel 109
Street Number 89 Street Name Kendall Road
Zoning district: AR
Within 100' of wetlands and filing with Conservation Commission [] yes [] N/A

M+M Home Services / Brian Griffin Printed Name Brian Griffin Address 156 Burroughs Rd. Phone 781-534-5065
Boxborough, MA 01719

2. Owner(s): Robert Levesque

Owner(s): Jessica Levesque

3. Applicant: M+M Home Services / Brian Griffin

4. Nature of relief sought: Variance Special Permit Comprehensive Permit _____
Amend Existing Decision _____ Appeal of an Official's Decision _____

5. Applicable Section(s) of the Zoning Bylaw: 4.3.2
(Specifically list each ZBL Section.)

6. Nature and justification of request: Project is the same size as
(Attach additional pages if necessary.)
the existing structure, footprint does not change.

7. State the name of any person(s) authorized to represent you before the Board.

Brian Griffin

8. The undersigned certify that he/she has read and examined this application and the "Application and ZBA Procedures" and that the proposed project is accurately represented in the statements made in this application.

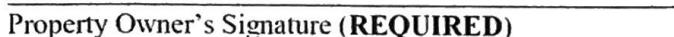
I hereby request a hearing before the Board of Appeals with reference to the above application.



Property Owner's Signature (REQUIRED)

4/10/25

Date



Date



Applicant's Signature (if different from owner)

5/29/2025

Date



300 feet Abutters List Report

Boxborough, MA

January 22, 2025

Subject Property:

Parcel Number: 15-109-000
CAMA Number: 15-109-000
Property Address: 89 KENDALL ROAD

Mailing Address: LEVESQUE ROBERT LEVESQUE
JESSICA
89 KENDALL ROAD
BOXBOROUGH, MA 01719

Abutters:

Parcel Number: 15-101-000
CAMA Number: 15-101-000
Property Address: 36 PINE PASTURE RUN

Mailing Address: MARAM RAMANUJAM MARAM VIDYA
36 PINE PASTURE RUN
BOXBOROUGH, MA 01719

Parcel Number: 15-106-000
CAMA Number: 15-106-000
Property Address: 58 KENDALL ROAD

Mailing Address: HOUSTON TR ANN B HOUSTON TR
PETER
58 KENDALL ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-107-000
CAMA Number: 15-107-000
Property Address: 80 KENDALL ROAD

Mailing Address: SKORCZESKI LUCAS R. SKORCZESKI
LAURA A.
80 KENDALL ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-108-000
CAMA Number: 15-108-000
Property Address: 88 KENDALL ROAD

Mailing Address: HARRINGTON DAVID J WEBSTER ERIN I
88 KENDALL ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-110-000
CAMA Number: 15-110-000
Property Address: 77 KENDALL ROAD

Mailing Address: HENNESSEY CAROL A TOOPS
FRANCES
77 KENDALL ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-111-000
CAMA Number: 15-111-000
Property Address: 63 KENDALL ROAD

Mailing Address: OLCHANYI MAXIM GUEORGUIEVA
MILENA
63 KENDALL ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-112-000
CAMA Number: 15-112-000
Property Address: 53 KENDALL ROAD

Mailing Address: STEMPLE ROBERT T STEMPLE
MARLENE
53 KENDALL ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-117-000
CAMA Number: 15-117-000
Property Address: 64 BURROUGHS ROAD

Mailing Address: ZAKHEIM BETTY/BROPHY JACQUELYN
TR BETTY J ZAKHEIM & JACQUELYN A
BROPHY REVOCABLE TRU
64 BURROUGHS ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-123-000
CAMA Number: 15-123-000
Property Address: 171 PINE HILL ROAD

Mailing Address: CLARK MARGARET L OXLEY
CASSANDRA
171 PINE HILL ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-124-000
CAMA Number: 15-124-000
Property Address: 157 PINE HILL ROAD

Mailing Address: FELIX KRISTEN
157 PINE HILL ROAD
BOXBOROUGH, MA 01719



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are not responsible for any use for other purposes or misuse or misrepresentation of this report.

1/22/2025

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300 feet Abutters List Report

Boxborough, MA

January 22, 2025

Parcel Number: 15-125-000
CAMA Number: 15-125-000
Property Address: 137 PINE HILL ROAD

Mailing Address: STEWART JONATHAN C STEWART
SHANNON B
137 PINE HILL ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-126-000
CAMA Number: 15-126-000
Property Address: 118 PINE HILL ROAD

Mailing Address: TOUPS MICHAEL F TOUPS TRINA
OVERGAARD
118 PINE HILL ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-127-000
CAMA Number: 15-127-000
Property Address: 97 PINE HILL ROAD

Mailing Address: GAUTHIER CLAIRE M.
97 PINE HILL ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-128-000
CAMA Number: 15-128-000
Property Address: 91 PINE HILL ROAD

Mailing Address: BARR FAMILY REVOCABLE TRUST
BARR TRUSTEE DAVID G /MAUREEN P
91 PINE HILL ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-137-000
CAMA Number: 15-137-000
Property Address: 100 PINE HILL ROAD

Mailing Address: AMELIN DAN AMELIN MARIEL PYNE
KOED
100 PINE HILL ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-138-000
CAMA Number: 15-138-000
Property Address: 115 PINE HILL ROAD

Mailing Address: PARIKH VIKRAM ROHIT LEE-PARIKH
JEANNETTE MARIANNE
115 PINE HILL ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-139-000
CAMA Number: 15-139-000
Property Address: 133 PINE HILL ROAD

Mailing Address: GAGNON RAYMOND J, TRUSTEE
RAYMOND J GAGNON REVOC TR 2010
133 PINE HILL ROAD
BOXBOROUGH, MA 01719

Parcel Number: 15-140-000
CAMA Number: 15-140-000
Property Address: 148 PINE HILL ROAD

Mailing Address: GRUBER MICHAEL GRUBER JOYCE
148 PINE HILL ROAD
BOXBOROUGH, MA 01719

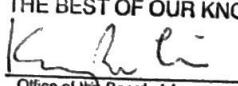
Parcel Number: 15-144-000
CAMA Number: 15-144-000
Property Address: 129 STONEHEDGE PLACE

Mailing Address: KIM JIMYUNG LEE JINJOO
129 STONEHEDGE PLACE
BOXBOROUGH, MA 01719

Parcel Number: 15-145-000
CAMA Number: 15-145-000
Property Address: 166 PINE HILL ROAD

Mailing Address: RV 104 BOLTON ST. LLC ROBERT
CHILDS
847 BURROUGHS ROAD
BOXBOROUGH, MA 01719

THIS IS A CERTIFIED ABUTTERS LIST FROM THE
TOWN OF BOXBOROUGH. WE CERTIFY THAT ALL
THE NAMES AND ADDRESSES OF ALL
PROPERTY OWNERS ARE ACCURATE TO
THE BEST OF OUR KNOWLEDGE.


Office of the Board of Assessors

1/23/2025
Date



www.cai-tech.com

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are not responsible for any use for other purposes or misuse or misrepresentation of this report.

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TOPO PLAN OF LAND
IN
BOXBOROUGH, MASS.

OWNED BY PHIL ALVAREZ
89 KENDALL ROAD, BOXBOROUGH, MA 01719

SCALE: 1 INCH = 20 FEET SEPTEMBER 26, 2000

R. WILSON AND ASSOCIATES

LAND SURVEYORS AND CIVIL ENGINEERS
217 GREAT RD., P.O. BOX 370, UPTON, MASS. 01640
PHONE 978-462-0303 FAX 978-462-0303 FILE NO. 683

285.46 281°38'50"E 281°38'50"E

LOT 7
55,000 S.F.±

EXTENT OF WORK
HIGHLIGHTED IN YELLOW

Area is 20'6" x 10'11"

130.00
N22°42'00"E

LOT 6A

123.38
N24°19'50"E

LOT 6

180x3

LOT 8

374.99
557'00'00"W

100x8

102x3

103x4

Unitard
Support
C-Door
1-617-775.6244.

89
KENDALL
ROAD

SITE PLAN
1" = 20'.0"
ADDITION TO THE
ALVAREZ - MILLARD RESIDENCE
BOXBOROUGH - MA

Jessica and Bob Levesque
89 Kendall Road
Boxborough, MA 01719

April 10, 2025

Dear Town of Boxborough Zoning Board of Appeals,

We are writing to seek your approval for a modification to our home located at 89 Kendall Road, where we have resided since December 2010. Our property includes a screened-in porch on the left rear side, which was part of the house at the time of purchase.

Our intention is to replace the existing screens with windows, transforming this space into a four-season room. This change will allow us to enjoy our backyard throughout the year under protected conditions. The primary motivation for this modification stems from my severe seasonal allergies, which significantly limit my ability to spend time outdoors during spring, summer, and fall.

By converting our porch into a four-season room with floor-to-ceiling windows, I would be able to appreciate our outdoor environment without exposure to allergens. This adjustment would greatly enhance our quality of life by providing a safe and comfortable space for year-round enjoyment.

We appreciate your consideration of our petition and look forward to your favorable response.

Kind regards,


Jessica Levesque


Bob Levesque

IN
BOXBOROUGH, MASS.

OWNED BY: PHIL ALVAREZ
89 KENDALL ROAD, BOXBOROUGH, MA 01719

SCALE: 1 INCH = 20 FEET SEPTEMBER 28, 2000

R. WILSON AND ASSOCIATES
LAND SURVEYORS AND CIVIL ENGINEERS
312 GREAT RD. P.O.BOX 238 LITTLETON, MA 01460
PHONE: 978-486-0203 FAX: 978-486-0644
FILE NO. 593

561°38'50"E N OR F MOORE
285.46

LOT 7
55,000 S.F.±

130.00
N22°42'00"E →

LOT 6A

LOT 8

S57°00'00''W
374.99

189x3

285.46

89
KENDALL
ROAD

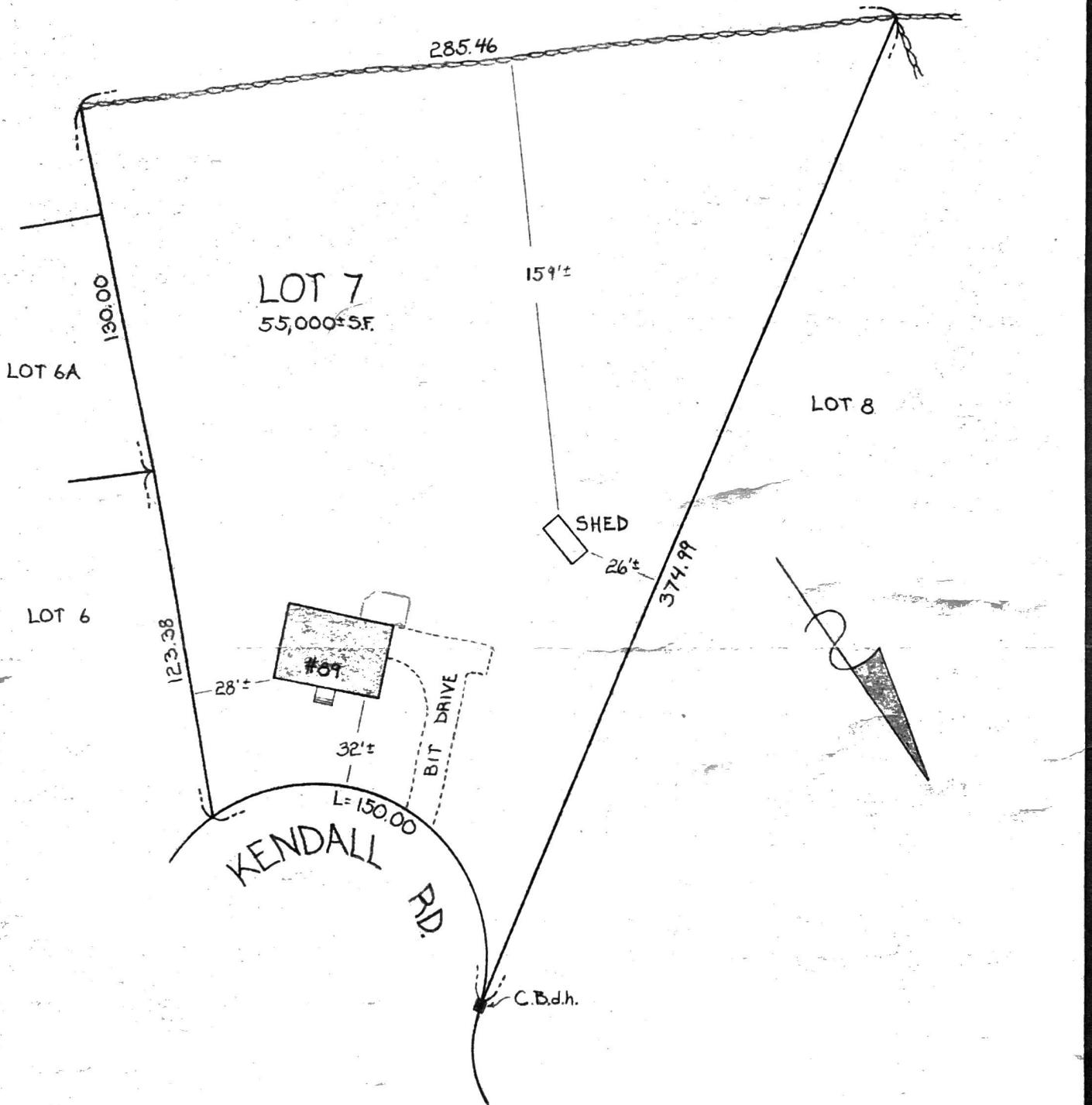
SITE PLAN 1" = 20'-0" "

ADDITION TO THE
ALVAREZ-MILLARD RESIDENCE
BOXBOROUGH, MA.

MORTGAGE INSPECTION PLAN
BOXBOROUGH, MASS.

1 INCH = 40' SEPT 24, 1983

JOHN R. SNELLING
REGISTERED LAND SURVEYOR
FARRAR ROAD LINCOLN, MASS.
REVISED AUG. 16, 1985



PLAN REFERENCE: RECORD BOOK 9859 PAGE 533 (PLAN NUMBER 1096 OF 1961).

THIS TAPE SURVEY, CERTIFICATIONS, AND PLOT PLAN ARE MADE FOR THE USE OF THE FARRAGUT MORTGAGE COMPANY, INC., FOR MORTGAGE PURPOSES ONLY.

I HEREBY CERTIFY THAT THE BUILDINGS CONFORMED TO THE ZONING BY-LAWS (DIMENSIONAL REGULATIONS) OF THE TOWN OF BOXBOROUGH, MASS. WHEN CONSTRUCTED.

I FURTHER CERTIFY THAT THE STRUCTURES ARE NOT IN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP OF THE TOWN OF BOXBOROUGH, MASS. (COMMUNITY PANEL NUMBER 250184 0005B) FLOOD INSURANCE RATE MAP EFFECTIVE DATE SEPT. 15, 1978.

REVISED AND RECERTIFIED AUGUST 16, 1985

August 16, 1985
John R. Snelling

