



**TOWN OF COHASSET
ZONING BOARD OF APPEALS**

**THE UNDERSIGNED HEREBY APPLIES TO THE BOARD OF APPEALS IN
THE NATURE OF:**

_____ A petition for a VARIANCE of the requirements of Section _____
of the zoning Bylaw.

_____ A petition for a USE SPECIAL PERMIT of the requirements of
Section _____ of the zoning Bylaw.

X _____ A petition for SPECIAL PERMIT pursuant to Section 300.8.7.B
of the zoning Bylaw.

_____ an APPEAL from the attached decision dated _____

and such OTHER AND FURTHER RELIEF as the Board deems appropriate

AND IN SUPPORT THEREOF REPRESENTS AS FOLLOWS:

1. Legal owner of land: Kenneth M. Grogan and Lauren M. Grogan

a. Address: 1 Jerusalem Lane

Cohasset Massachusetts 02025

b. Phone: 781-383-0427

2. If Applicant is other than the legal owner of the land

a. Address: N/A

b. Phone N/A

c. Property Interest (i.e. builder, prospective owner) N/A

3. Description of this property:
 a. Address: 1 Jerusalem Lane
 b. Assessors' Map: ^{Parcel} ~~Page~~ # D2-17-036 Plot # _____
 c. Deed as recorded in NORFOLK COUNTY REGISTRY OF DEEDS:
 certificate # N/A in book # 34692 at page # 160

4. Zoning District: RB Overlay District (if any) Flood Zone X

5. Has an application for relief from Zoning Bylaws ever been filed for this parcel?
 YES/NO NO DATE (if yes) N/A
 Explain (if yes):

6. Nature of proposed construction or use: addition onto the existing non-conforming dwelling

7. Date of principal structure / dwelling was built (if applicable): 2000
 Date and nature of other structures/additions: N/A

8. Area Regulations (Section 5.3.1)	REQUIRED	EXISTING	PROPOSED*
a. Area (lot size)	<u>35,000 SF</u>	<u>9,442 SF</u>	<u>9,442 SF</u>
b. Frontage	<u>50'</u>	<u>124'+/-</u>	<u>124'+/-</u>
c. Lot width	<u>125'</u>	<u>120'</u>	<u>120'</u>
d. Front setback	<u>30'</u>	<u>4.6'</u>	<u>4.6</u>
e. Rear setback	<u>30'</u>	<u>25.9'</u>	<u>25.9'</u>
f. Side setback #1	<u>20'</u>	<u>11.1'</u>	<u>11.1'</u>
g. Side setback #2	<u>20'</u>	<u>20'+/-</u>	<u>20'+/-</u>
h. Building height	<u>35'</u>	<u>19.6'</u>	<u>34.8'</u>
i. coverage (structural ^{lot})	<u>30%</u>	<u>39.1%</u>	<u>39.1%</u>
j. coverage(building)	<u>20%</u>	<u>25.1%</u>	<u>25.1%</u>

*No blank spaces – put a calculation in each row – leaving anything blank in above section or entering “no change” will be considered incomplete.

9. Do present structure(s) and use conform to all other provisions of the Zoning Bylaw? Yes: _____ No: X If not, explain: _____

Pre-existing non-conforming lot

10. Is this parcel connected to Town Sewer? Yes: X No: _____
If Yes, state location, and area dimensions: _____

11. Does the owner/applicant own adjacent land? Yes: _____ No: X
If Yes, state location, and area dimensions: _____

12. Plans submitted herewith are drawn to scale, accurately show all details relevant to the relief being requested, and are complete per Section 2.2 of the Rules of Procedures of the Zoning Board of Appeals:

ALL PLANS

- a. drawn to scale with dimensions on every plan Yes (yes/no)
- b. if addition/alteration, proposed construction outlined or in red Yes (yes/no)
- c. each plan stamped by registered engineer, land surveyor, or architect (as appropriate) Yes (yes/no)

SITE PLAN

- a. eleven (11) copies of a site plan @1" = 20' Yes (yes/no)
- b. north arrow Yes (yes/no)
- c. Lot lines/ dimensions & lot area Yes (yes/no)
- d. Structural & building coverage calculations
- e. Flood Plain & Zoning Districts (as applicable) Yes (yes/no)
- f. Locations/dimensions of all buildings, driveways, parking areas & other structures Yes (yes/no)
- g. boundary lines, names of owners, and locations/ dimensions of all buildings, driveways & parking areas on all immediately adjacent properties Yes (yes/no)
- h. Dimensions of all adjacent streets, sidewalks and rights-of-way; street names Yes (yes/no)

CONSTRUCTION PLANS

- | | |
|---|---------------------------|
| a. at a scale not smaller than ¼ inch = 1 foot | <u>Yes</u> _____ (yes/no) |
| b. showing the existing structure(s) as well as all proposed alterations/new construction | <u>Yes</u> _____ (yes/no) |
| c. showing at least 4 exterior elevations (front, rear, left & right sides) | <u>Yes</u> _____ (yes/no) |
| d. show all heights on all exterior renderings | <u>Yes</u> _____ (yes/no) |
| e. other renderings/photographs (optional) | <u>Yes</u> _____ (yes/no) |

VOLUME CALCULATIONS

If the proposed construction is increasing massing within a setback, please submit a diagram showing the existing volume within the setback and then the proposed. For example, if you are adding a second story to an existing, non-conforming structure that is within a setback, calculate the existing volume that is sitting within the setback and then how much that second story adds within that non-conforming setback. Also, please calculate the total square footage of each existing non-conforming façade of the structure, and then the total square footage of each proposed additional non-conforming façade, subtract, and then calculate the percentage increase of each non-conforming façade.

13: The following pages provide an accurate list of the abutters and the owners of the land next adjoining abutters: **STAMPED AS CERTIFIED BY BOARD OF ASSESSORS** (Stamped Abutter's List must be presented with application filing)

14: Litigation Policy – Use of Town Counsel by the Zoning Board of Appeals (ZBA). The applicant must read and acknowledge the following policy of the ZBA.

When zoning relief has been approved by the ZBA, either in whole or with conditions, Town Counsel will not primarily defend any appeal against such relief brought by parties claiming to be aggrieved, without the express written consent of both the Chairman of the ZBA and the Town Manager.

The successful applicant is the appropriate party to bear expenses associated with maintaining such relief, be it a Special Permit, a Variance, or an enforcement Appeal.

Generally, the Town will enter an appearance but will mount no active defense or Discovery: it will neither initiate motions nor will it undertake depositions or interrogatories unless prior approval is given per the above.

(Signatures required on the next Page)

Sign for acknowledgement of the litigation policy:

Date: 2/2/22 Jeffrey A. Delisi
Signature(s) of Applicant(s) Representatives, if any

Date: 2.1.22 James **
Signature(s) of Applicant(s)

15. I have read and understand the Rules of Procedure of the Board of Appeals:

Date: 2/2/22 Jeffrey A. Delisi
Signature(s) of Applicant(s) Representatives, if any

Date: 2.1.22 James **
Signature(s) of Applicant(s)

**Application must be signed by legal owner of the land ("Applicant").
Signature(s) of Owner(s)

Unofficial Property Record Card - Cohasset, MA

General Property Data

Parcel ID **D2-17-036**
Prior Parcel ID **--**
Property Owner **GROGAN KENNETH D & LAUREN M**

Account Number **0**

Mailing Address **1 JERUSALEM LN**

Property Location **1 JERUSALEM LN**
Property Use **One Family**
Most Recent Sale Date **11/22/2016**
Legal Reference **34692-160**
Grantor **DALI ,LORI**

City **COHASSET**
Mailing State **MA** Zip **02025**
ParcelZoning **RB**

Sale Price **1,437,000**
Land Area **0.217 acres**

Current Property Assessment

Card 1 Value Building Value **518,400**

Xtra Features Value **400**

Land Value **887,600**

Total Value **1,406,400**

Building Description

Building Style **RANCH**
of Living Units **1**
Year Built **2000**
Building Grade **Very Good (-)**
Building Condition **Good**
Finished Area (SF) **2366**
Number Rooms **7**
of 3/4 Baths **0**

Foundation Type **Concrete**
Frame Type **WOOD**
Roof Structure **Gable**
Roof Cover **Asphalt Shgl**
Siding **CLAPBOARD**
Interior Walls **Drywall**
of Bedrooms **3**
of 1/2 Baths **1**

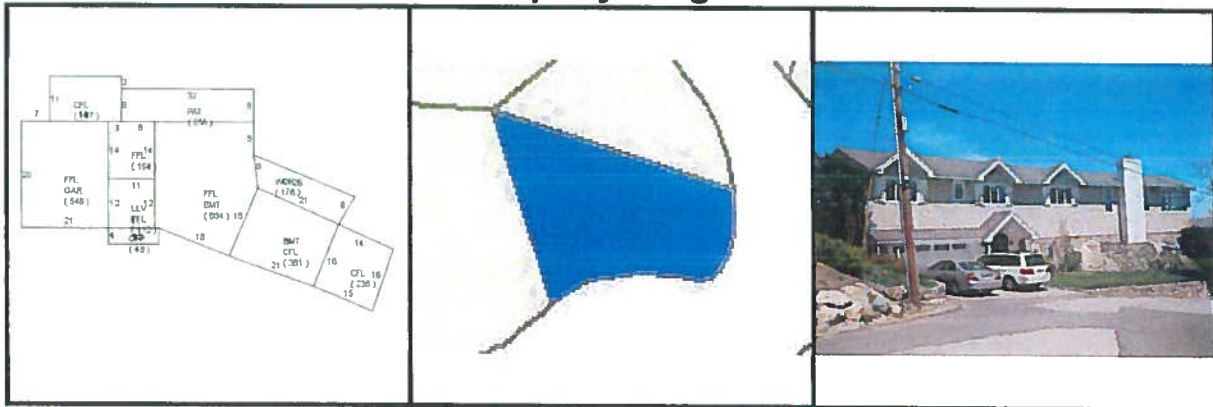
Flooring Type **HARDWOOD**
Basement Floor **CONCRETE**
Heating Type **FORCED HW**
Heating Fuel **GAS**
Air Conditioning **100%**
of Bsmt Garages **0**
of Full Baths **2**
of Other Fixtures **4**

Legal Description

Narrative Description of Property

This property contains 0.217 acres of land mainly classified as One Family with a(n) RANCH style building, built about 2000 , having CLAPBOARD exterior and Asphalt Shgl roof cover, with 1 unit(s), 7 room(s), 3 bedroom(s), 2 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.