



TOWN OF COHASSET
Zoning Board of Appeals
41 Highland Avenue
Cohasset, MA 02025
Tel: (781)-383-4100 ext. 5127

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.

_____ A petition for SPECIAL PERMIT pursuant to Section _____ 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: _____
 - a. Address: _____
 - b. Phone and email: _____

2. If Applicant is other than the legal owner of the land
 - a. Name: _____
 - b. Address: _____
 - c. Phone and email: _____
 - d. Property Interest (i.e., builder, prospective owner) _____

3. Description of this property:
- a. Address: _____
 - b. Assessors' Map: Page # _____ Plot # _____
 - c. Deed as recorded in NORFOLK COUNTY REGISTRY OF DEEDS:
 certificate # _____ in book # _____ at page # _____

4. Zoning District: _____ Overlay District (if any) _____

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

Explain (if yes):

6. Nature of proposed construction or use: _____

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

8. Area Regulations (Section 5.3.1) REQUIRED	EXISTING	PROPOSED*
a. Area (lot size)	_____	_____
b. Frontage	_____	_____
c. Lot width	_____	_____
d. Front setback	_____	_____
e. Rear setback	_____	_____
f. Side setback #1	_____	_____
g. Side setback #2	_____	_____
h. Building height	_____	_____
i. coverage (structural)	_____	_____
j. coverage(building)	_____	_____

***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: _____ If not, explain: _____

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

11. Does the owner/applicant own adjacent land? Yes: _____ No: _____
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/no)
- b. if addition/alteration, proposed construction
outlined or in red _____(yes/no)
- c. each plan stamped by registered engineer,
land surveyor, or architect (as appropriate) _____(yes/no)

SITE PLAN

- a. eight (8) copies of a site plan @1" = 20' _____(yes/no)
- b. north arrow _____(yes/no)
- c. Lot lines/ dimensions & lot area _____(yes/no)
- d. Structural & building coverage calculations
- e. Flood Plain & Zoning Districts (as applicable) _____(yes/no)
- f. Locations/dimensions of all buildings,
driveways, parking areas & other structures _____(yes/no)
- g. boundary lines, names of owners, and locations/
dimensions of all buildings, driveways & parking areas
on all immediately adjacent properties _____(yes/no)
- h. Dimensions of all adjacent streets, sidewalks and
rights-of-way; street names _____(yes/no)

CONSTRUCTION PLANS

- a. at a scale not smaller than 1/4 inch = 1 foot _____(yes/no)
- b. showing the existing structure(s) as well as all proposed alterations/new construction _____(yes/no)
- c. showing at least 4 exterior elevations (Front, rear, left & right sides) _____(yes/no)
- d. shows all heights on all exterior renderings _____(yes/no)
- e. other renderings/photographs (optional) _____(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** (Two Stamped Abutter’s Lists must be presented with application filing)

14. Signed Statement of Litigation Policy (next page)

STATEMENT OF LITIGATION POLICY

THE APPLICANT AND LANDOWNER MUST READ AND ACKNOWLEDGE THE FOLLOWING POLICY OF THE PLANNING BOARD.

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

The successful Applicant is the appropriate party to bear expenses associated with defending an approval, be it a Special Permit, Site Plan Review, Subdivision or, Form A –Approval Not Required (ANR).

SIGN FOR ACKNOWLEDGEMENT OF THE LITIGATION POLICY:

Date: _____
Signature(s) of Applicant(s) or Representatives, if any

Date: _____ **
Signature(s) of Owner(s)

I HAVE READ AND UNDERSTAND THE RULES OF PROCEDURE OF THE PLANNING BOARD:

Date: _____
Signature(s) of Applicant(s) or Representatives, if any

Date: _____ **
Signature(s) of Owner(s)

*****APPLICATION MUST BE SIGNED BY BOTH APPLICANT (OR REPRESENTATIVE) AND LANDOWNER.***