



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 300-9.7 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: Phyllis D. Houghton Estate

a. Address: 50 Craftsland Road Chestnut Hill, MA. 02467

b. Phone and email: 978-758-9280 depdd52@aol.com

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

a. Name: Heidi AH Condon HC Design Inc. Representing Hollis Hunnewell

b. Address: 146 Front St. Suite 107 Scituate, MA. 02066

c. Phone and email: 781-545-5700 Heidihcdesign@gmail.com

d. Property Interest (i.e., builder, prospective owner) HC Design represents Hollis Hunnewell, prospective owner

3. Description of this property:

a. Address: 91 Atlantic Ave.

b. Assessors' Map: Page # 29 Plot # 01

c. Deed as recorded in NORFOLK COUNTY REGISTRY OF DEEDS:

certificate # 135097 in book # Land Court # at page # Plan # 2582B
148977

4. Zoning District: RC Overlay District (if any) Flood plain & Watershed Protection District

5. Has an application for relief from Zoning Bylaws ever been filed for this parcel?

YES/NO No DATE (if yes) _____

Explain (if yes):

6. Nature of proposed construction or use: Raise existing house above flood plain, construct new garage, porch & deck within flood plain.

7. Date of principal structure / dwelling was built (if applicable): 1930

Date and nature of other structures/additions: None

8. Area Regulations (Section 5.3.1) REQUIRED	HOUSE EXISTING	HOUSE PROPOSED*	GARAGE
a. Area (lot size)	<u>60,000 SF</u>	<u>91,600 sf</u>	<u>91,600 SF</u>
b. Frontage	<u>50'</u>	<u>125'</u>	<u>125'</u>
c. Lot width	<u>150'</u>	<u>154'</u>	<u>154'</u>
d. Front setback	<u>35'</u>	<u>26'</u>	<u>29'</u>
e. Rear setback	<u>30'</u>	<u>200+'</u>	<u>200+'</u>
f. Side setback #1 Northwest	<u>15'</u>	<u>48.8'</u>	<u>48.8'</u>
g. Side setback #2 Southeast	<u>20'</u>	<u>19.4'</u>	<u>20.1'</u>
h. Building height	<u>35'</u>	<u>26'</u>	<u>29'</u>
i. coverage (structural)	<u>30 %</u>	<u>3.5%</u>	<u>4.4%</u>
j. coverage(building)	<u>20%</u>	<u>2.9%</u>	<u>4.4%</u>

15.2' LESS THAN 15' HIGH
 63.0'
 13.25' WITHIN
 15'-20' SET BACK
 25.5' TO MIDPOINT

*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: _____
Existing home is 19.4' from sides setback #2. Raised home to be 20.1' from side setback #2

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 SITE PLAN (yes/no)

SITE PLAN

- a. eight (8) 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 1/4 inch = 1 foot _____ YES _____ (yes/no)
- b. showing the existing structure(s) as well as all proposed alterations/new construction _____ YES _____ (yes/no)
- c. showing at least 4 exterior elevations (Front, rear, left & right sides) _____ YES _____ (yes/no)
- d. shows all heights on all exterior renderings _____ YES _____ (yes/no)
- e. other renderings/photographs (optional) _____ YES _____ (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: 9/22/2022 _____
Signature(s) of Applicant(s) or Representatives, if any

Date: 9/22/2022 _____ **
Signature(s) of Owner(s)

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

Date: 9/22/2022 _____
Signature(s) of Applicant(s) or Representatives, if any

Date: 9/22/2022 _____ **
Signature(s) of Owner(s)

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