



**TOWN OF COHASSET
ZONING BOARD OF APPEALS**

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

_____ A petition for VARIANCE 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 _____

_____ A Comprehensive Permit/40B

and such OTHER AND FURTHER RELIEF as the Board deems appropriate

AND IN SUPPORT THEREOF REPRESENTS AS FOLLOWS:

Legal owner of land ("Applicant"):

1. _____

a. Address: _____

b. Phone: _____

2. "Applicant's Representative" [If Applicant requests another person to represent its interests at the hearing] please state name, address, phone and property interest:

a. Name: _____

b. Address: _____

b. Phone _____
c. Property Interest (i.e. builder, architect, 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, use or relief sought

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

8. Area Regulations (Section 5.3.1) **REQUIRED** **EXISTING** **PROPOSED**

	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. Lot coverage (%)	_____	_____	_____
j. Building coverage (%)	_____	_____	_____

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 must be 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. Twelve (12) 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 (12 Copies, 1 full size set for the ZBA file, the remaining 11 may be on smaller paper[no less than 11" x 17"] but must be to scale.

- a. At a scale not smaller than ¼ 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. Showing all heights on all exterior renderings _____(yes/no)
- e. Other renderings/photographs (optional) _____(yes/no)

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

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

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

****Application must be signed by legal owner of the land (“Applicant”).**