



BOARD OF APPEALS

TOWN OF DENNIS, MASSACHUSETTS

APPLICATION FOR SPECIAL PERMIT

<i>REGISTRY OF DEEDS REQUIRED INFORMATION (Must be filled out by applicant)</i>							
Current Property Owners:							
Property Address:							
Registry of Deeds Title Reference			Book:		Page		
or	Certificate of Title #		And Land Ct #		And Plan #		
Town Map #			Parcel #		Lot		

General Information (please type or print clearly)

	Applicant/Agent	Property Owner
Name		
Address		
Phone		
Fax/e-mail		

Property Information (Attach additional sheets if necessary)

Address of Property in Question: _____, MA
 Assessors Map _____ Parcel Number _____

Proposed Use/Improvements:

Please briefly describe your project: _____

Current Use/Improvements:

How is your property used now: _____

Additional Information:

Zoning District: _____ Code Reference (Section No.): _____

Map #: _____ Parcel #: _____ Corner lot? ___ YES ___ NO

Date Current Use Established: _____ Date Lot Last Held in Common with Adjoining Properties: _____

ZONING DISTRICT REQUIREMENTS

Dimensions:	Required	Existing	Requested
Street Yard	Ft.	Ft.	Ft.
Left Side Yard	Ft.	Ft.	Ft.
Right Side Yard	Ft.	Ft.	Ft.
Rear Yard	Ft.	Ft.	Ft.
Area	Sq. Ft.	Sq. Ft.	Sq. ft.
Lot Coverage	%	%	%
FAR if over 15% lot cov.			
Area within setbacks	Sq. Ft.	Sq. Ft.	Sq. ft.
# of Buildings			
Other			

APPLICANT IS RESPONSIBLE FOR OBTAINING THE 300-FOOT RADIUS OF ABUTTERS.

GROUND FOR A SPECIAL PERMIT: THE APPLICATION SHOULD CONTAIN ALL MATERIALS NECESSARY FOR BOARD ACTION. SUBMISSIONS AT THE HEARING MAY NOT BE CONSIDERED OR MAY RESULT IN A CONTINUANCE OF THE HEARING. ON A SEPARATE PIECE OF PAPER ADDRESS, TO THE BEST OF YOUR ABILITY, THE GROUNDS FOR A SPECIAL PERMIT:

- a. The use is allowed by special permit in the district in which proposed, pursuant to §2.2.2 – Use Regulations Schedule;
- b. Suitability of the site for the proposed use in light of the applicable district intent, as provided in §2.1.5;
- c. Adequacy of management of traffic flow within the site as well as in relation to adjoining streets and properties, so as to minimize unsafe or harmful impacts of the use;
- d. Compatibility of the proposed use with surrounding land uses, so as to minimize harmful impact or conflict with existing desirable neighborhood character, including views, vistas and other aesthetic values;
- e. Adequacy of provision of utilities and other necessary or desirable public services;
- f. Adequacy of control of artificial light, noise, litter, odor or other sources of nuisance or inconvenience to adjoining properties, public ways and neighborhoods; and
- g. Adequacy of protection from degradation and alteration of the natural environment, including but not limited to slopes and other topographical features, vegetation, wetlands, groundwater and water bodies and wildlife habitat.

Plans Required With Application:

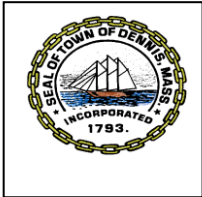
- **SITE PLAN:** 12 copies plus one original of an appropriate site plan (1" = 20') illustrating existing and proposed conditions, duly certified.
- **ELEVATIONS:** 12 copies plus one original set of both existing and proposed elevations prepared by a qualified architect and duly certified. If no changes to the façade are proposed, photographs of the existing elevations will suffice).
- Current Deed (obtain at Assessor’s Office).

Signatures

The undersigned person(s) hereby give notice to the Board of Zoning Appeals of the Town of Dennis, Massachusetts, of a request for a Special Permit.

APPLICANT: _____ DATE: _____

APPLICANT: _____ DATE: _____



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2.4.1.2 D Actions requiring a Finding of Substantially More Detrimental

Section 2.4.1.2 D requires the Board of Appeals to DENY Special Permit Applications if any of the following criteria are met. Before completing your application, please note the following. Does your project result in:

ACTION	YES/NO?
D1 The creation of any new con-conformity where no non-conformity currently exists.	
D2 The increase in that portion of the floor space that is non-conforming by more than forty percent (40%) within any ten-year time period (for the purposes of this section non-conforming floor space shall mean the total area of finished living space on all floors, storage space, including basements and non-conforming shed, or uncovered porch/deck located within a required setback area).	
D3 The addition of floor space to a lawfully preexisting non-conforming structure on a site that exceeds the fifteen percent (15%) lot coverage restrictions, if said addition would exceed a floor space to lot area of thirty percent (30%) excluding basement and uncovered porch/deck.	
D4 The increase in the intensity of a setback non-conformity by further encroaching into a setback rea than currently exists.	