

APPLICATION TO THE
BOARD OF APPEALS
 TOWN OF DENNIS, MASSACHUSETTS

**APPLICATION FOR AN APPEAL OF A
 BUILDING COMMISSIONER'S DECISION**

REGISTRY OF DEEDS REQUIRED INFORMATION (Must be filled out by applicant)							
Current Property Owners:				Susan J. Kantor, Trustee of the Kantor*			
Property Address:				568 E. Main Street, West Dennis			
Registry of Deeds Title Reference		Book:	32373	Page	108		
or	Certificate of Title #	And Land Ct #		And Plan #			
Town Map #	81	Parcel	13	Lot	0		

*Realty Trust

General Information (please type or print clearly)

	Applicant/Agent	Owner
Name	Moriarty Bielan & Malloy LLC	Susan J. Kantor, Trustee of the Kantor Realty Trust
Address	One Adams Place, 859 Willard Street #440, Quincy, MA 02169	568 E. Main Street, West Dennis
Phone		
Fax/e-mail		

Property Information (Attach additional sheets if necessary)

Address of Property in Question: 568 E. Main Street, West Dennis, ()Dennis(), MA

Assessors Map 81 Parcel Number 13

Legal Description: See attached deed and Memorandum in Support of Appeal.

Current Use and Improvements: Single family residence

Date Current Use Established: 1953

Date Lot Last Held in Common with Adjoining Properties: _____

Nature of the Appeal:

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 AN APPEAL OF THE BUILDING COMMISSIONER'S DECISION :

Chapter 40A: Section 15. Appeals to permit granting authority; notice; time; boards of appeal hearings; procedure.

"Any appeal to a board of appeals from the order or decision of a zoning administrator, if any, appointed in accordance with section thirteen shall be taken within thirty days of the date of such order or decision or within thirty days from the date on which the appeal, application or petition in question shall have been deemed denied in accordance with said section thirteen, as the case may be, by having the petitioner file a notice of appeal, specifying the grounds thereof with the city or town clerk and a copy of said notice including the date and time of filing certified by the city or town clerk shall be filed forthwith in the office of the zoning administrator and in the case of an appeal under section eight with the officer whose decision was the subject of the initial appeal to said zoning administrator. The zoning administrator shall forthwith transmit to the board of appeals all documents and papers constituting the record of the case in which the appeal is taken. An application for a special permit or petition for variance over which the board of appeals or the zoning administrator as the case may be, exercise original jurisdiction shall be filed by the petitioner with the city or town clerk, and a copy of said appeal, application or petition, including the date and time of filing, certified by the city or town clerk, shall be transmitted forthwith by the petitioner to the board of appeals or to said zoning administrator."

Is this a corner lot? ___ YES X NO

Zoning District: R-40

Code Reference (Section No.): 2.3.3.6.a.v.

ZONING DISTRICT REQUIREMENTS

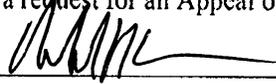
Dimensions:	Required	Existing	Requested
Front Street Yard	25 ft.	35.8 ft.	N/A ft.
Left Side Yard	15 ft.	14.5 ft.	N/A ft.
Right Side Yard	15 ft.	27.9-28.3 ^{23.9} ft.	N/A ^{12.5-6.3} ft.
Rear Yard	25 ft.	N/A ft.	N/A ft.
Area	1038 sq. ft.	915 sq. ft.	915 sq. ft.
Lot Coverage FAR if Over 15% Lot Coverage	15 %	15.2 %	15.2 %
Area within setback	sq ft.	sq ft.	sq ft.
# of Buildings		2	2
Other			

THE ORIGINAL AND;

- Twelve copies of an appropriate site plan (1"=20') illustrating existing and proposed conditions, duly certified is attached ○
- (Septic maps and mortgage plans are not acceptable) ○
- Twelve copies of 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). ○
- A copy of the current Deed for the Property is attached
- **THE APPLICANT IS RESPONSIBLE FOR OBTAINING THE 300-FOOT RADIUS OF ABUTTERS. THIS LIST MUST BE CERTIFIED BY THE 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 an Appeal of a Building Commissioner's Decision.

APPLICANT:  DATE: 10/5/23

APPLICANT: _____ DATE: _____

OFFICE USE ONLY

Date Application Filed: _____ File Number: _____
Board of Appeals Hearing Date: _____ Fee Paid/Receipt #: _____