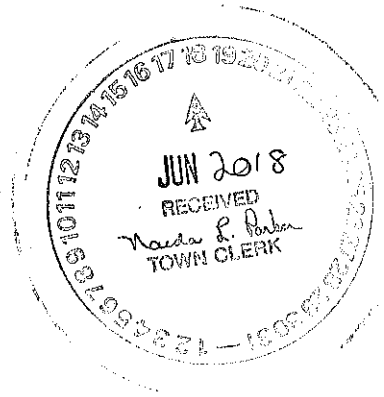




Town of Rochester
Zoning Board of Appeals
37 Marion Road, Rochester MA 02770
Phone: (508) 763-5421 ext. 204 * Fax: (508) 763-5379
www.townofrochestermass.com



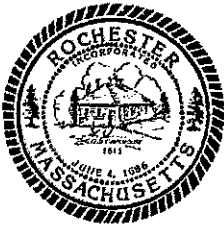
#1119

Notice is hereby given that the Zoning Board of Appeals will conduct a public hearing on the petition of William D. Watling Jr. for property located at 360 Cushman Road, identified on Assessor's Map 35, Lot 4, who is seeking a variance under Section VIII.B.1 to allow a garage closer than 40 feet from the side lot setbacks, and also seeking a variance under Section VIII.C.2 to allow a garage larger than 1,000 square feet. The public hearing will be held on Thursday, July 12, 2018, at 7:30 p.m. in the Town Hall conference room at 1 Constitution Way.

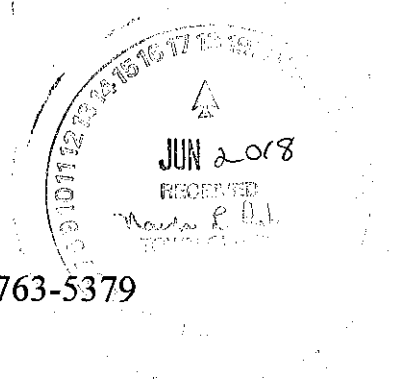
Richard D. Cutler, Chairman

The Wanderer

Publication Dates: June 28, 2018
July 5, 2018



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Appeal Number: 1119

Date: _____

PETITION FOR A VARIANCE/SPECIAL PERMIT
UNDER THE ZONING ORDINANCE

The undersigned petitions the Board of Appeals to vary, in the manner and for the reasons hereinafter set forth, the application of the provisions of the zoning ordinance to the following described premises:

WILLIAM D. WATLING JR. 360 CUSHMAN RD. ROCHESTER MA.

Petitioner

Address

WILLIAM D. WATLING JR. 360 CUSHMAN RD. ROCHESTER MA.

Owner

Address

1. Location of Premise: 360 CUSHMAN RD ROCHESTER

2. Assessors Plan MAP 35 Lot 4

3. Dimensions of Lot: 292 FT. 1.38 IN. 11.25 ACRE
Frontage Square Feet/Acreage

4. Zoning District in which premise is located: RESIDENTIAL/AGRICULTURAL

5. Premise has been in present ownership since: 1977

6. Number of buildings presently on existing lot: 4

7. Size of existing buildings: HOUSE APPROX 1,312 SQFT. BARN APPROX 572 SQFT
SHED APPROX 120 SQFT SHED APPROX 264 SQFT.

8. Present use of premise: DWELLING

9. Proposed use of premise: DWELLING

10. Extent of alteration: DETACHED GARAGE

11. Plans have been submitted to the Building Commissioner. YES NO

12. Has the Building Commissioner refused to issue a permit: YES NO

If **YES** Date: _____

13. Provisions of zoning ordinance under which petition for a variance special permit is made: VIII.B.1 + VIII.C.2

14. Engineering firm that has certified the plot plan being submitted with this petition:

Foresight Engineering, Inc.

15. Reasons for appeal from decision of Building Commissioner: to allow a garage closer than 40' from the side lot setbacks or to allow a garage greater than 1,000 square feet.

NOTE: Applicant must submit at least two copies of all plans pertinent to the application.

I have read and understand the Rochester By-laws pertaining to my request for a Variance / Special Permit.

Represented by:

Name

Address

Telephone Number

Petitioner:

Name

Address

Telephone Number

Email Address

WILLIAM D. WATLING JR

360 CUSHMAN RD. ROCHESTER

508 763 5577

watlingc@gmail.com

**INSTRUCTION FOR PETITIONERS FILING TO APPEAR
BEFORE THE ZONING BOARD OF APPEALS**

1. An appeal to the Zoning Board of Appeals shall be made within thirty (30) days from the date of the decision of the Building Commissioner, which is being appealed.
2. **Two copies of certified plot plan must be submitted with this petition** showing lot lines, setback and lot dimensions, existing buildings, wells and septic systems, street lines and the proposed project as it relates to the lot. Certification must be from a Massachusetts registered land surveyor or registered professional engineer.
3. To be granted a **variance** a petitioner must establish that special conditions exists affecting the parcel of land or building, that literal enforcement of the Zoning By-law would involve substantial hardship, financial or otherwise, and that the variance may be granted without detriment to the public good and without nullifying or substantially derogating from the intent of the by-law. **Be prepared to present this evidence at the public hearing. It is strongly suggested that this data be prepared in writing and submitted to the Board of Appeals at or before the hearing.**
4. In order to expedite consideration of your appeal, include all factors that may be relevant to the questions of hardship, financial or otherwise. Hardship may also include a "hardship of the land" and the petitioner should present all facts indicating why such a hardship exists and how it may be overcome by the granting of the variance.
5. If your petition before the Zoning Board of Appeals requests a special permit rather than a variance, be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the permission requested; that the permission requested will be in harmony with the general purposes and intent of the regulations in the Zoning By-laws.

Note: a fee of \$55.00 must be paid at the time a petition is filed for either a special permit or a variance. Applicant will be required to pay for two week advertisement costs as well as all mailing fees for certified mailings to abutters.

I hereby acknowledge receipt of these instructions and further understand that a certified plot plan must be presented.


Applicant's Signature