

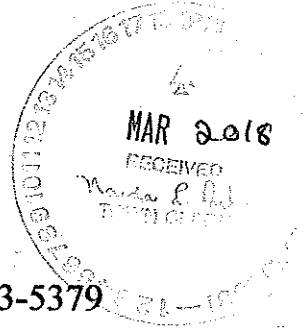


**Town of Rochester  
Zoning Board of Appeals**

37 Marion Road, Rochester, MA 02770

Phone: (508) 763-5421 ext. 204 \* Fax: (508) 763-5379

[www.townofrochestermass.com](http://www.townofrochestermass.com)

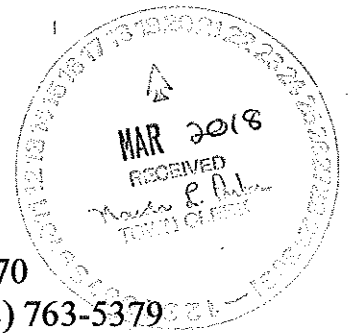


**#1115**

Notice is hereby given that the Zoning Board of Appeals will conduct a public hearing on the petition of Robert T. & Cynthia C. Loranger for property located at 81 Burgess Avenue, identified on Assessor's Map 27, Lot 17A, who are seeking a Special Permit under Section VIII.D.9.a. to allow the conversion of a single-family dwelling to a two-family dwelling. The public hearing will be held on April 12, 2018 at 7:45 p.m. in the Conference Room of the Rochester Town Hall at 1 Constitution Way.

Richard D. Cutler, Chairman

Publication Dates: March 29, 2018  
April 5, 2018



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Appeal Number: 1115

Date: March 12, 2018

**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:

Robert T. & Cynthia C. Loranger, 81 Burgess Ave., Rochester

Petitioner Address

Same

Owner Address

1. Location of Premise: 81 Burgess Ave.
2. Assessors Plan 27 Lot 17A
3. Dimensions of Lot: 200' x 300'  
Frontage 200' Square Feet/Acreage 60,000 SF
4. Zoning District in which premise is located: Agr.-Residential
5. Premise has been in present ownership since: 1977
6. Number of buildings presently on existing lot: (1) house + (1) shed
7. Size of existing buildings: house = 1,564 SF; shed = 120 SF
8. Present use of premise: Single-family residence
9. Proposed use of premise: Existing residence + inter-generational  
apartment
10. Extent of alteration: Construct addition with 1-bedroom apartment  
and 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: Section VIII.D.9

14. Engineering firm that has certified the plot plan being submitted with this petition:  
Charon Associates, Inc., 323 Neck Road, Rochester

15. Reasons for appeal from decision of Building Commissioner: Owners wish to move into the 1-B.R. apartment and allow daughter's family to live in the main house.

**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:

Rick Charon, P.E.

Name

323 Neck Road, Rochester

Address

508-763-8362

Telephone Number

  
Petitioner:

Robert T. Loranger

Name

81 Burgess Ave., Rochester

Address

508-763-3340

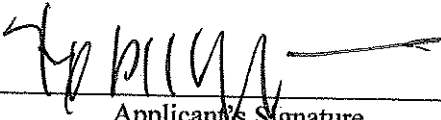
Telephone Number

**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