

TOWN OF STONEHAM



BOARD OF APPEALS

Date of Appeal: _____

The undersigned requests a hearing before the Stoneham Board of Appeals for a Comprehensive Permit authorized by G.L. c. 40B, Sec. 21 and G.L. c. 44, sec. 53G.

The undersigned having been refused a building permit due to a violation of the Town Zoning Bylaw, appeals this decision and request a hearing before the Stoneham Board of Appeals.

1. NATURE OF PERMIT REQUESTED: _____

2. DATE PERMIT WAS REFUSED: _____ (for variance requests)

(APPEAL MUST BE MADE WITHIN 30 DAYS FROM DATE OF REFUSAL / ATTACH COPY OF BUILDING INSPECTOR'S LETTER)

3. REASON FOR REFUSAL _____ (for variance requests)

4. DESCRIBE ACCURATELY THE LOCATION OF THE LAND IN QUESTION:

(Sufficient detail must be given to identify the particular parcel; e.g. Street and Number lot numbers on an identifiable plan, etc.)

5) NAME AND ADDRESS OF LEGAL OWNER OF PROPERTY _____

6. ON WHAT DATE WAS THE LEGAL OWNER'S DEED RECORDED? _____ At

Book _____ and Page _____ Numbers.

7. STATE APPLICANT'S INTEREST IF OTHER THAN LEGAL OWNER (ATTACH LETTER FROM OWNER)

8. A PLAN IS ATTACHED AND PART OF THIS APPLICATION THAT MEETS THE FOLLOWING:

(over)

A plan of the land shall accompany the petition at the time of filing. **No hearings shall be scheduled or advertised until the plan is submitted.** The plan shall indicate the following:

- a) Size: 8 ~~W~~X 11" or larger not to exceed 24" X 36" drawn to scale.
- b) North point
- c) Names of streets
- d) Zoning district applicable to the property
- e) Names of owners and abutters
- f) Location and dimensions of all above ground structures including fences, hedges, trees, sidewalks, walkways, driveways, etc.
- g) Lot area and frontage.
- h) Property lines
- i) Dimensions of all property lines
- j) The percentage of the lot covered by existing or proposed structures,
- k) Dimensions from the structures to the lot lines.
- l) **The plan shall be signed and stamped by a professional land surveyor registered in the State of Massachusetts and dated within six months of submitting the plan for this petition. (Important)**
- m) The petitioner's plan must show any structure, temporary structure, parking, wall or fence any portion of which is within fifty feet of any lot line which is the subject of the requested variance.

9. FEE.

- a) \$100- for Residential property
- b) \$150- for Commercial property

10. COPIES OF APPLICATION-

Three (3) copies of the Application shall be filed with the Clerk of the Board of Appeals. 1 will remain with the Board of Appeals, 1 will be forwarded to the Town Clerk and 1 will be forwarded to the Building Inspector.

11. LEGAL NOTICE- It shall be the responsibility of the petitioner to deliver the notice of appeal to the local paper and pay any cost for the advertisement.

The petitioner must obtain a certified list of abutters from the office of the Board of Assessors and shall pay the appropriate fee. The petitioner will pay first class postage for copy of legal notice to be forwarded to each abutter in addition to material and labor fees, if applicable.

I, the undersigned petitioner affirm that the foregoing statements are true statements of fact to the best of my knowledge and belief.

Signed.....:Street and No

Town..... State..... Phone No

Appearance and Absence- The applicant shall appear in person in his/ her own behalf or be represented in person by an agent or attorney. In the absence of any appearance on behalf of the applicant as to the cause of such absence, the board shall define the procedure to be followed and the fee, if any, to be paid by the applicant in order to reschedule the hearing.