


Appeal Number:	 <p>Town of Lakeville ZONING BOARD OF APPEALS 346 Bedford Street Lakeville, MA 02347 774-776-4350</p>	Received by Town Clerk
Hearing Date:		
EXHIBIT "A"		

ZONING BOARD OF APPEALS APPLICATION
PETITION FOR HEARING

Property Address: _____

Zoning District: _____ residential _____ business _____ industrial

Map _____ Block _____ Lot _____

Registry of Deeds: Book No. _____ Page No. _____

Applicant (Petitioner)		Owner	
Applicant's Name:		Owner's Name:	
Applicant's Address:		Owner's Address:	
City, State, ZIP:		City, State, ZIP:	
Phone:		Phone:	
Email:		Email:	
Engineer (If any)			
Name:		Phone:	
Mailing Address:		Email:	
Representative (If any)			
Name:		Phone:	
Mailing Address:		Email:	

Nature of Relief Sought:

_____ Special Permit(s) under Section(s) _____ of the Zoning Bylaw.

_____ Variance(s) from Section(s) _____ of the Zoning Bylaw.

_____ Appeal from Decision of the Building Inspector/Zoning Enforcement Officer.

_____ Date of Denial

Lot area: _____ Frontage: _____

Setback	Required*	Existing	Proposed
Front Setback			
Rear Setback			
Right Side Setback			
Left Side Setback			
Lot Coverage	Maximum allowed	Existing	Proposed

*See Lakeville Zoning Bylaw-Section 5.1-Intensity Regulations

Description of Proposal and/or Decision Being Appealed. Please attach separate narrative if additional space is needed. _____

I HEREBY REQUEST A HEARING BEFORE THE ZONING BOARD OF APPEALS WITH REFERENCE TO THE ABOVE PETITION OR APPEAL. ALL OF THE INFORMATION ON THIS PETITION, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE AND ACCURATE AND CONFORMS TO THE REQUIREMENTS OF THE ZONING BOARD OF APPEALS OF THE TOWN OF LAKEVILLE.

Applicant's Signature:	*Owner's Signature:
	<i>*Must be signed if not the applicant</i>

FILING INSTRUCTIONS FOR PETITIONERS

(The original + 17 copies of all paperwork must be submitted to the Town Clerk.)

1. Please review all rules and regulations of the Zoning Board of Appeals prior to appearing before the Board.
2. An appeal to the Zoning Board of Appeals shall be taken within thirty (30) days from the date of the order of decision which is being appealed.
3. To be granted a variance, a petitioner must establish that owing to circumstances relating to soil conditions, shape or topography of such land or structures and especially affecting such land or structures, but not affecting generally the zoning district in which it is located, a literal substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law, as set forth in Massachusetts General Laws Chapter 40A, Section 10, or as the same may be amended.
4. In order to expedite consideration of an appeal from a denial or petition, include all facts that may be relevant to your appeal or petition at the time of submission.
5. If your petition is for a special permit rather than a variance, present data that tends to indicate that the permit requested will comply with conditions in the Zoning By-Laws as set forth in Section 7.4.
6. Prior to submitting a petition, it will be required to have Board of Health approval on lots of 20,000 square feet or less, that the proposed structures or additions will not have any effect on current or future septic and well locations or operation.

7. Check List for Site Plans:

(17 copies required)

A site plan must be submitted with each petition. To enable the Board of Appeals to give proper consideration to the plan submitted, such plan should incorporate the requirements listed below in the form of a plot plan to a reasonable scale:

- a) Show locus to a reasonable scale (use corner of site plan page);
- b) Show existing and proposed street lines and names;
- c) Show existing and/or proposed building, including accessory buildings;
- d) Show driveway and driveway openings;
- e) Show natural waterways (if any);
- f) Show soil types, depth of bedrock and depth of groundwater table on property if applicable;
- g) Show setback distances from street and abutters;
- h) Show footage for all lines of the property and the total area (either in square footage or acreage).
- i) All petitions must be submitted with one copy of an 11 x 17 plan.

IMPORTANT: The petition may be returned if this is not complete.

8. All petitions shall be accompanied by two (2) checks as follows:

RESIDENTIAL USE PETITION

\$140.00 (filing fee)	payable to the Town of Lakeville
\$150.00 (legal ad fee)*	payable to Nemasket Week

BUSINESS OR INDUSTRIAL USE PETITION

\$240.00 (filing fee)	payable to the Town of Lakeville
\$150.00 (legal ad fee)*	payable to Nemasket Week

COMPREHENSIVE- CHAPTER 40B

Filing Fee and Rules and Regulations available from the Town Clerk.	
\$150.00 (legal ad fee)*	payable to Nemasket Week

THE FILING FEE IS NON-REFUNDABLE.

9. Any additional monies required to hire consultants to the Board will be paid by the petitioner.



Town of Lakeville
Zoning Board of Appeals
346 Bedford Street
Lakeville, MA 02347
774-776-4350

NOTICE TO TAX COLLECTOR

Date: _____

To: Erika Correia, Treasurer/Collector
Town of Lakeville
346 Bedford Street
Lakeville, MA 02347

From: Zoning Board of Appeals

Please inform the Zoning Board of Appeals as well as the Board of Selectmen, as to whether or not the following property owner/applicant/petitioner owes the Town of Lakeville any outstanding taxes and/or municipal charges that have remained unpaid for more than one year.

Name of Applicant/Petitioner

Name of Property Owner

Address of Location for Permit Use

Map-Block-Lot

Address of Applicant/Petitioner

THIS SECTION TO BE COMPLETED BY THE TREASURER/COLLECTOR

Does Property Owner/Applicant/Petitioner owe Taxes/Municipal Charges? _____
(Yes or No)

Signed _____
Erika Correia, Treasurer/Collector

Date _____