

ZONING REQUEST FOR

Town _____ Street _____ Assessors _____
Lot# _____

Reason for zoning review _____

Name of person requesting _____

Mailing address _____ Phone _____

"GRANDFATHERED LOTS"

In order to determine whether a lot qualifies for the "separate lot protection" found in Chapter 40A, Section 6, MGL, for a one- or two-family dwelling, the following information must be established:

- 1) It is required that it conformed to the zoning bylaws which were in existence when it was first identified on a deed as a separate parcel.
- 2) The most recent instrument of record prior to the effective date of the zoning change from which the exemption is sought must show that the lot was separately owned, and not owned in common with any adjoining lots or other land.
- 3) The lot must have at least 5,000 sq.ft. and 50 ft. of frontage, either on a public way or a way shown on a plan endorsed or approved by the Planning Board. It must have maintained its vacant status since it's creation, with no structures ever built upon it.
- 4) Common Lot Exemption for 1- and 2-family Use - Up to 3 lots held in common ownership may be built upon within 5 years of the zoning change. Each lot must have at least 7,500 sq.ft. of area and 75' of frontage. After the 5-year period, the lots not built upon must merge.
- 5) If conveyed after the zoning change, has the lot retained its separate identity by continually being described as a separate and distinct lot?
- 6) The lot must have been a separate lot and not available for use in connection with adjoining land on the effective date of any zoning requirement which made the lot substandard or more substandard.

In order to perform a zoning review, the following **must be provided:**

- a) a copy of the first (oldest) deed that identifies the lot as a separate parcel.
- b) Book, Page, and Date of recording in the Registry of Deeds.
- c) a plot plan that indicates: (1) all lot lines with dimensions, and (2) all abutters with Book, Page, and Date of recording
- d) has there ever been a stucture on the property in question?