



ZONING BOARD OF APPEALS
90 SOUTH MAIN STREET
SHARON, MASSACHUSETTS 02067

ZBA Secretary
sharonzba@townofsharon.org

Building Inspector
(781) 784-1525
www.townofsharon.net

ZBA APPLICATION FOR HEARING

To help with the application process, please reference the Zoning Board of Appeals “**ZBA Application Procedures**” document available at <https://www.townofsharon.net/zoning-board-of-appeals>

1. Name of Applicant: _____

2. Mailing Address of Applicant: _____

3. Contact Information of Applicant:
a) Home Phone: _____ c) Email: _____
b) Business Phone: _____
4. Applicant is (check): Owner Tenant Licensee Prospective Purchaser
 Abutter Other _____
5. Address/Location of Property to be Subject to Hearing:

6. Property Owner: _____
7. Mailing Address of Property Owner: _____

8. Contact Info of Property Owner:
a) Home Phone: _____ c) Email: _____
b) Business Phone: _____
9. Date of Deed in current owner: _____
10. Has any application or appeal ever been filed with the Board of Appeals on this property? If yes, name of Applicant: _____
11. Has the lot been surveyed by a Registered Land surveyor? _____
12. Nature of Application (check):
 Appeal in accordance with MA GL Ch.40, Sec 8 as amended.
 Special permit in accordance with MA GL Ch, 40A, Sec. 9 as Amended.
 Variance in accordance with MA GL Ch. 40A, Sec. 10 as amended.

13. State the **exact nature** of this application (see **ZBA Application Procedures** document). State applicable section of Sharon Zoning bylaws.

14. Complete the following checklist and include all necessary enclosures with application (refer to ZBA Application Procedures document.):

- 7 Copies and 1 original of this application
- 7 copies of the Building Plans as described in instruction sheet
- 7 copies of the Plot Plan of land as described in instruction sheet
- 1 original abutters list certified by the Board of Assessors
- 2 Copies of the abutters list on mailing labels
- 2 Checks in the amount of the filing fee and legal advertisement fee
- 7 copies of the building inspector’s denial (if issued).
- Electronic submission of documents, a .pdf copy of all plans, spec, and any other info being submitted with the ZBA Application is required. Email .pdf files or a link to download files to sharonzba@townofsharon.org with subject line including the ZBA case number and the street address of the property.
- signature of Building Inspector confirming completeness of this application (see below)

I hereby request a hearing before the Sharon Zoning Board of appeals with reference to the above noted application or appeal.

I am aware that I am responsible for the cost of advertising. I am also aware that certain provisions of the bylaws require the Applicant to provide certifications to the Zoning Board of Appeals. The cost of hiring the professional who will perform these certifications will be borne by the Applicant.

Signed: _____ Date: _____

Signed: _____ Date: _____

Schedule of Filing Fees

Application shall be accompanied by a filing fee, payable to the Town of Sharon of \$100.00 for the first two acres and \$25.00 for each additional acre or part thereof of the locus, except for applications for a public stable permit, that fee being \$25.00 regardless of land area. In addition a fee of \$750, payable to the Town of Sharon, is required for the legal advertisement publication. Please note: If the fee for the legal advertisement exceeds \$750, an invoice will be forwarded to you and payment is due prior to your scheduled hearing date.

*******Building Division Use Below*******

The hearing application has been reviewed for omissions by the Building Inspector.

Signed: _____ Date: _____

David Abbott, Building Inspector

APPENDIX A
SPECIAL PERMIT CONDITIONS AND WORKSHEET

1. That the use is in harmony with the general purpose and intent of the bylaw:

2. That the use is in a n appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district:

3. Adequate and appropriate facilities will be provided for the proper operation of the proposed use:

4. That the proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties dues to the effects of lighting, odors, smoke, noise, sewage, refuse materials, visual or other nuisances:

5. That the proposed use would not cause undue traffic congestion in the immediate area:

APPENDIX B
VARIANCE CONDITIONS AND WORKSHEET

1. The Variance must be with respect to particular land or structures.

Parcel of Land: _____

Structures: _____

2. There must be circumstances relating to the 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.

Circumstances: _____

3. Literal enforcement of the provisions of the bylaw would involve substantial hardship, financial or otherwise, to the petitioner or appellant.

Hardship would be: _____

4. 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 bylaw.

Relief would be: _____

Detriment would be: _____

Is it substantial? _____

Intent or purpose of bylaw section? _____

Would the variance nullify intent or purpose above? _____

Is there any substantial derogating, (Lessening) of the intent or purpose; and if so, what is it?

GATEHOUSE MEDIA NEW ENGLAND

COMMUNITY NEWSPAPER COMPANY

PATRIOT LEDGER/THE ENTERPRISE

HERALD NEWS FALL RIVER/TAUNTON GAZETTE

WALPOLE TIMES, PROVINCETOWN BANNER

NANTUCKET INDEPENDENT

254 SECOND AVE, NEEDHAM MA 02494-2811

DATE: _____/_____/20____

HEARBY ACKNOWLEDGE THAT THE APPLICATION I AM SUBMITTING TO THE:

TOWN OF SHARON, MASSACHUSETTS

Check appropriate Board/Commission:

- | | |
|---|---|
| <input type="radio"/> Zoning Board of Appeals | <input type="radio"/> Planning Board |
| <input type="radio"/> Conservation Commission | <input type="radio"/> Historic Districts Commission |
| Other: _____ | <input type="radio"/> Select Board |

Requires a legal notice of public hearing. Said hearing is to be held on _____/_____/20____.

Legal notices are currently submitted to the TIMES ADVOCATE for publication on the following date(s).
_____/_____/20____ and _____/_____/20____

I hearby **AUTHORIZE** that the required legal notice be billed directly to me by **GateHouse Media New England, d/b/a, Community Newspaper Company, Inc.**

Printed Name: _____

Signature: _____

Address: _____

City: _____, State _____, Zip: _____

Phone: _____

Email: _____

Original copy to Town, copy to customer and copy to Legal Publication Dept. of paper with ad copy.



TOWN OF SHARON
DEPARTMENT OF PUBLIC WORKS
217 REAR SOUTH MAIN STREET, P.O. BOX 517
SHARON, MASSACHUSETTS 02067
TEL: (781) 784-1525 FAX: (781) 784-1508

BUILDING ENGINEERING/GIS FORESTRY OPERATIONS WATER

MEMORANDUM

TO: Applicant to Zoning Board of Appeals
FROM: Kevin Davis, Agent of the Board of Health
SUBJECT: Requirement of Board of Health

As an applicant to the Zoning Board of Appeals, you will be required to provide the following information to the Health Agent:

- Certified plot plan showing all existing and proposed dwellings/additions, current septic system locations, architectural layout plans (if applicable), and FEMA based flood elevations.
- If an addition to the structure is proposed a certification of current septic system status is required (A Title 5 Inspection Report or Certificate of Compliance no more than 2 years old).
- Any and all supporting documentation related to your project.

The above required documentation should be submitted at least two (2) weeks prior to your hearing date. Otherwise, this Department may not have sufficient time to review your documents and make comment.