

TOWN OF GROVELAND
For Official Use

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Docket Number

Application Fee

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Fee Paid

APPLICATION FOR ZONING RELIEF

For Applicant's Use

Type of Zoning Relief Sought by Applicant	
<input type="checkbox"/>	Variance
<input type="checkbox"/>	Special Permit
<input type="checkbox"/>	Special Permit under Section 5 of the Zoning Bylaw
<input checked="" type="checkbox"/>	Comprehensive Permit (pursuant to G.L. c. 40B)
Appeal of Decision (pursuant to G.L. c. 40A)	
<input type="checkbox"/>	Building Inspector
<input type="checkbox"/>	Planning Board
<input type="checkbox"/>	Other

Please see Groveland Zoning Board of Appeals Rules and Regulations for specific requirements for plans and other materials required to be submitted in support of this application.

PLEASE PRINT OR TYPE

1. SUBJECT PROPERTY INFORMATION

Address (Number & Street Name)	4 Sewall Street		
Zoning District	Assessor's Map & Lot		
I- Industrial	Map Number	Lot Number	
	47	22*	
Current Use			
Land - Industrial			

2. APPLICANT INFORMATION

Name of Applicant (s)	Groveland Realty Trust, LLC			
Address	7 Hemlock Lane			
City, State, Zip	Groveland, MA. 01834			
Phone Number	978-374-4353			
Email Address	bill@rdsitedevelopment.com			
Is Applicant the Owner of the Property?	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>

* See attached list of Project Lots

REPRESENTATIVE:

Name of Representative: (If Not Applicant)	Joel Kahn Equity Alliance LLC
Address	7 Rolling Woods Drive
City, State, Zip	Beford NH 03110
Phone Number	603-472-3808

LEGAL OWNER:

Name of Legal Owner (If Not Applicant)	
Address	
City, State, Zip	
Phone Number	

3. LOT AND BUILDING DIMENSIONS

<u>PROPERTY</u>	Primary (At Address Location)	Secondary (If on more than one street or way)
Required Frontage (feet)	150	150
Existing Frontage (feet and inches)	1568.66	899.66
Proposed Frontage (feet and inches)	345.58	899.66

SETBACK	FRONT	SIDE		REAR
		Left	Right	
Required Setbacks (feet)	50	25	25	25
Existing Setbacks (feet and inches)	-	-	-	-
Proposed Setbacks (feet and inches)	300+	20	20	350+
LOT	AREA (square feet)	COVERAGE (square feet)		MAXIMUM COVERAGE (%)
Required	43,560	-		25
Existing	1,639,524 +/-	-		0
Proposed	1,663,207 +/-	-		4.3
DWELLING OR STRUCTURE	HEIGHT	NUMBER OF STORIES		
Required	35	NA		
Existing	0	0		
Proposed	65	4-5		

4. DOES THE LEGAL OWNER OWN THE ADJACENT LAND?	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
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If Yes, Provide Address and Tax Map & Lot of Adjacent Property.

Address				
Tax Map Number		Lot Number		

5. If Existing Property, Structure(s), and/or uses DO NOT conform to the current Zoning Bylaw, please describe what characteristic is non-conforming and when the lot, structure, or use began. (Attach extra sheet if necessary)

	No existing permanent structure.
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6. Describe what is being proposed, planned or appealed. (Attached extra sheet if necessary)

	See attached cover memorandum.
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7. Structures on Property

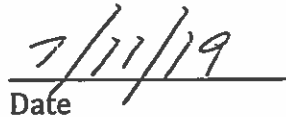
		Existing	Proposed
	Number of Buildings (Primary Residence, Accessory, including sheds)	0	5
	Number of Dwelling Units (including Primary Residence)	0	192

8. Application Submission Checklist

- ✓ One Original and Eight (8) Copies of Signed Application Form
- ✓ Filing Fee
- ✓ Eight (8) Copies of Site Plans prepared in accordance with the Groveland Zoning Board of Appeals Rules and Regulations, including
 - ❖ The dimensions and location of the subject property;
 - ❖ The location, dimensions, setbacks, and height of existing and proposed structures on the subject property;
 - ❖ Elevations of proposed structures.
- ✓ Assessor's Property Card for Subject Property
- ✓ Abutters List obtained from Groveland Assessor

The information provided in this application is true and correct to the best of the Applicant's knowledge.


Applicant's Signature


Date

The Quarry Apartment Complex
4 Sewall Street
Groveland MA. 01834

PROJECT LOTS

Map / Lot	Owner	Size (SF)
47 / 22	Groveland Realty Trust LLC	205,990
47 / 24	“ “ “ “	36,000
47 / 25A	“ “ “ “	24, 826
47 / 29	“ “ “ “	444,672
47 / 30	“ “ “ “	175,722
47 / 32B	“ “ “ “	34,570
47 / 32D	“ “ “ “	16,122
53 / 4A	“ “ “ “	266,022
48 / 29	William M. Daley and Steven Reppucci	435,600
Total =		1,639,524