



Town of Truro Zoning Board of Appeals

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR HEARING

To the Town Clerk of the Town of Truro, MA

Date Sept 9 '24

The undersigned hereby files with specific grounds for this application: (check all that apply)

GENERAL INFORMATION

☒ **NOTICE OF APPEAL**

☐ Applicant is aggrieved by his/her inability to obtain a permit or enforcement action from the Building Commissioner on (date) _____.

☒ Applicant is aggrieved by order or decision of the Building Commissioner on (date) 9/4/24 which he/she believes to be a violation of the Truro Zoning Bylaw or the Massachusetts Zoning Act.

☒ **PETITION FOR VARIANCE** – Applicant requests a variance from the terms § 50.1 of the Truro Zoning Bylaw concerning (describe) a 36'x4' DECK EXTENSION TO AN EXISTING DECK THAT, IN ONE CORNER, WOULD BE 20.6' FROM REAR YARD WHERE 25' IS REQUIRED.

☒ **APPLICATION FOR SPECIAL PERMIT**

☐ Applicant seeks approval and authorization of uses under § _____ of the Truro Zoning Bylaw concerning (describe) _____

☐ Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under § 30.7.A of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning (describe) CONSTRUCTION OF A 36'x4' EXTENSION TO A PRE-EXISTING NONCONFORMING DECK. ONE CORNER OF THE EXISTING DECK IS 23.3' FROM THE REAR YARD AND THE PROPOSED EXTENSION IN THAT CORNER WOULD BE 20.6' FROM THE REAR YARD.

Property Address 39 FISHERMAN'S RD TRURO Map(s) and Parcel(s) 42-57-0

Registry of Deeds title reference: Book _____, Page _____, or Certificate of Title Number 137343 and Land Ct. Lot # 19 and Plan # 32365-A

Applicant's Name VERONICA JANSSENS + SUZANNE PARISH

Applicant's Legal Mailing Address PO BOX 703, NORTH TRURO, MA 02652

Applicant's Phone(s), Fax and Email (617) 416 1061 (SUZANNE)

Applicant is one of the following: (please check appropriate box)

*Written Permission of the owner is required for submittal of this application.

☒ Owner ☐ Prospective Buyer* ☐ Other*

Owner's Name and Address V. JANSSENS & S. PARISH PO BOX 703, N. TRURO, MA 02652

Representative's Name and Address _____

Representative's Phone(s), Fax and Email _____

- The applicant is **advised** to consult with the Building Commissioner, Planning Department, Conservation Department, Health Department, and/or Historic Commission, as applicable, prior to submitting this application.

Signature(s)

VERONICA JANSSENS

Applicant(s)/Representative Printed Name(s)

[Signature]
Applicant(s)/Representative Signature

VERONICA JANSSENS

Owner(s) Printed Name(s) or written permission

[Signature]
Owner(s) Signature or written permission

Your signature on this application authorizes the Members of the Zoning Board of Appeals and town staff to visit and enter upon the subject property

* THE DECKING OF THE EXISTING (APPROX 30 YR) DECK WILL BE REPLACED AS WELL AS PART OF THE PROJECT

PERMIT DENIAL MEMO

We have reviewed the building permit application documentation for the proposed project referenced below and deny issuance of the building permit for the following reasons:



**Town of Truro
Building Department**

24 Town Hall Rd.
PO Box 2030
Truro, MA 02666
Tel (508) 349-7004 x31 Fax (508) 349-5508

Permit type	☒	Building Permit and/or Zoning Determination
	☐	Use and Occupancy

Applicant	Veronica Janssens / Suzanne Parish		
Property Address	39 Fisherman's Road		
Map 42	Parcel 57	Zoning District	RES

Date of Review: 9-4-24

Proposed Structure/Use does not conform to the following Section(s) of the Building Code/Zoning Bylaw:

TABLE 50.1 A AREA AND HEIGHT REGULATIONS / SPECIFICALLY SETBACKS

The Proposed Structure/Use requires a Special Permit / Variance under the following section of the Building Code/Zoning Bylaw:

50.1.A Dimensional Requirements

Comments

PROPOSED CONSTRUCTION DOES NOT MEET CURRENT SETBACK REQUIREMENTS OF 25'.

LOT IS A NON-CONFORMING LOT OF 25,862 sq. ft. SQ. FT. WHERE CURRENT REQUIREMENTS ARE 33,750 SQ. FT.

Appeal of any of the above may be made in accordance with MGL Ch. 40A Section 8, by application to the Zoning Board of Appeals.

9.4.24

Richard Stevens, Building Commissioner/Zoning Enforcement Officer

TOWN OF TRURO, MA
BOARD OF ASSESSORS
P.O. BOX 2012, TRURO MA 02666

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33 PARKER DR

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8/20/24 LG

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1650	42-79-0-R	KOCHANSKY PETER N & DIAS LAUREN E	34 FISHERMANS RD	18 BURNSIDE AVE	SOMERVILLE	MA	02144
1651	42-80-0-R	LEIPZIG NANCY J	32 FISHERMANS RD	37 DWHINDA RD	WABAN	MA	02468
1669	42-98-0-R	SYLVIA ROTHCHILD 2005 REV TRST TRS: SHULMAN KEN W ET AL	42 FISHERMANS RD	C/O ROTHCHILD DR JOSEPH 194 WABAN AVE	WABAN	MA	02468
1672	42-101-0-R	JUDITH E TSIPIS INDENTURE TRST TRS: JUDITH E TSIPIS ET AL	5 HEATHER LN	85 SEMINARY AVE, #336	AUBURNDALE	MA	02466
5650	42-302-0-R	WALSH MAURICE & LINDA	4 HEATHER LN	77 SCOFIELD RD	POUND RIDGE	NY	10576

8/20/24 LG

42-23-0-R

PARKER DRIVE NOM TRUST
 TRS: REGAN JOHN P & KAREN A
 345 STEERFORTH COURT
 NAPLES, FL 34110

42-40-0-R

WALKER NEAL M & SANDRA R
 PO BOX 9
 TRURO, MA 02666

42-42-0-R

CRESTVIEW REALTY TRUST
 TRS: DOOLITTLE ROBERT S
 2 PEACH BLOSSOM SQ
 NASHVILLE, TN 37205

42-43-0-R

C. GOLDSTEIN, LLC
 MGR: CLAUDIA R GOLDSTEIN
 548 MUIRFIELD DR
 ATLANTIS, FL 33462

42-44-0-R

KUECHLER KEVIN B &
 GIANCOLA PAULA
 37 MAY STREET
 NEEDHAM, MA 02492-3109

42-45-0-R

BORDEN CHRISTOPHER S &
 SWAIN KIMBERLY A
 292 MOSSMAN ROAD
 SUDBURY, MA 01776

42-46-0-R

MCFADDEN KAYE M
 C/O MCFADDEN KAYE M &
 PO BOX 414
 NO TRURO, MA 02652

42-55-0-R

EARL JOHN D
 PO BOX 874
 TRURO, MA 02666

42-56-0-R

HOLLAND MARK & DIANE A
 PO BOX 1117
 NO TRURO, MA 02652

42-57-0-R

PARISH SUZANNE L &
 JANSSENS VERONICA C.L.
 PO BOX 703
 NO TRURO, MA 02652

42-58-0-R

SHORT FAMILY REVOCABLE TRUST
 TRS: CHAS JR & VALERIA SHORT
 241 PERKINS ST, UNIT J301
 BOSTON, MA 02130

42-59-0-R

O'LOUGHLIN KIMBERLY & JOHN, &
 KELLY BRENNAN LIVING TRUST
 139A 5TH ST
 CAMBRIDGE, MA 02141

42-76-0-R

R Z LAWRENCE 2014 FAM TRUST &
 N R REINDORF 2014 FAM TRUST
 147 THORNDIKE ST
 BROOKLINE, MA 02446

42-77-0-R

STENDARDO ALISA R & RICHARD J
 50 AMBERWOOD DR
 WINCHESTER, MA 01890

42-78-0-R

KRISTY LYNN COLAMETA TRUST
 TRS: KL & AJ COLAMETA
 134 HEYWOOD RD
 STERLING, MA 01564

42-79-0-R

KOCHANSKY PETER N &
 DIAS LAUREN E
 18 BURNSIDE AVE
 SOMERVILLE, MA 02144

42-80-0-R

LEIPZIG NANCY J
 37 DWHINDA RD
 WABAN, MA 02468

42-98-0-R

SYLVIA ROTHCHILD 2005 REV TRST
 TRS: SHULMAN KEN W ET AL
 C/O ROTHCHILD DR JOSEPH
 194 WABAN AVE
 WABAN, MA 02468

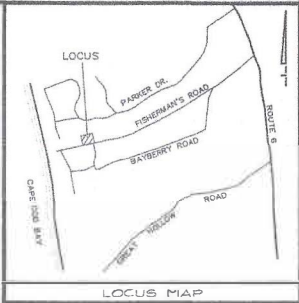
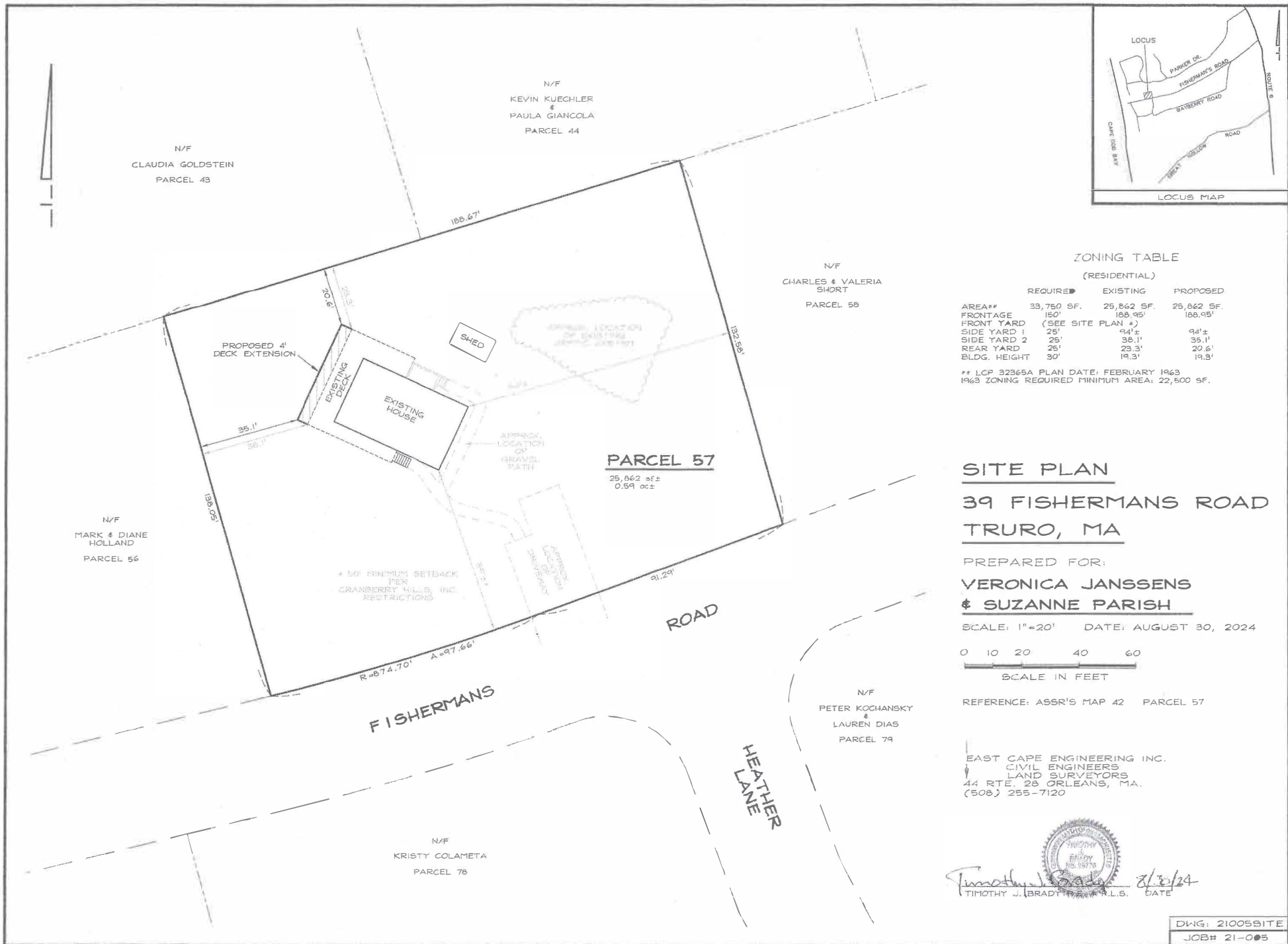
42-101-0-R

JUDITH E TSIPIS INDENTURE TRST
 TRS: JUDITH E TSIPIS ET AL
 85 SEMINARY AVE, #336
 AUBURNDALE, MA 02466

42-302-0-R

WALSH MAURICE & LINDA
 77 SCOFIELD RD
 POUND RIDGE, NY 10576

LG 8/20/24



ZONING TABLE (RESIDENTIAL)

	REQUIRED	EXISTING	PROPOSED
AREA**	33,750 SF.	25,862 SF.	25,862 SF.
FRONTAGE	150'	108.95'	108.95'
FRONT YARD	(SEE SITE PLAN #)		
SIDE YARD 1	25'	94'±	94'±
SIDE YARD 2	25'	38.1'	35.1'
REAR YARD	25'	23.3'	20.6'
BLDG. HEIGHT	30'	19.3'	19.3'

** LCP 32365A PLAN DATE: FEBRUARY 1963
1963 ZONING REQUIRED MINIMUM AREA: 22,500 SF.

SITE PLAN

39 FISHERMANS ROAD
TRURO, MA

PREPARED FOR:

VERONICA JANSSENS
& SUZANNE PARISH

SCALE: 1"=20' DATE: AUGUST 30, 2024

0 10 20 40 60
SCALE IN FEET

REFERENCE: ASSR'S MAP 42 PARCEL 57

EAST CAPE ENGINEERING INC.
CIVIL ENGINEERS
LAND SURVEYORS
44 RTE. 28 ORLEANS, MA.
(508) 255-7120


Timothy J. Brady 8/30/24
TIMOTHY J. BRADY, P.E., R.L.S. DATE

DWG: 21005SITE
JOB# 21-005