



**PEABODY ZONING BOARD OF APPEALS VARIANCE APPLICATION**

1. Name of Applicant: \_\_\_\_\_
2. Applicant's Address: \_\_\_\_\_
3. Applicant's Phone Number: \_\_\_\_\_ Applicant E-Mail: \_\_\_\_\_
4. Name of Property Owner: \_\_\_\_\_
5. Address of Property Owner: \_\_\_\_\_
6. Address of Subject Property: \_\_\_\_\_
7. Ward: \_\_\_\_\_
8. Property Characteristics:
  - a. Square Footage of Area: Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_ Required: \_\_\_\_\_
  - b. Frontage: Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_ Required: \_\_\_\_\_
  - c. Zoning District: \_\_\_\_\_ Map: \_\_\_\_\_ Lot: \_\_\_\_\_
  - d. Is this an Application for a Sign Variance? **Y** / **N**  
If yes, please include Sign Application.
  - e. Is this a corner lot? **Y** / **N**
  - f. Dimensional Requirements:

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>Front Yard</b>			
<b>Rear Yard</b>			
<b>Left Side Yard</b>			
<b>Right Side Yard</b>			
<b>Height</b>			
<b>Stories</b>			
<b>Building Area</b>			
<b>Lot Width</b>			
<b>Lot Coverage</b>			

g. Please describe any other zoning relief (for example parking, landscaping, etc...)

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h. Present use of property: \_\_\_\_\_

i. Is this an administrative appeal? **Y** / **N**

If yes, the following must be provided:

- A copy of the determination appealed **MUST** be attached hereto.
- Letter from Building Commissioner **MUST** be made part of this file.

10. Has a Variance, Special Permit, and/or Finding ever been requested of the Property? **Y** / **N**

If yes, **attach copy of decision** and answer the following:

- Date approved or denied: \_\_\_\_\_
- Name of previous owner/applicant: \_\_\_\_\_

11. Has the applicant appeared before any city board, agency, commission, or other authority, either directly or indirectly, for this application request? **Y** / **N**

If yes, **attach copy of decision** and answer the following:

- Date of appearance: \_\_\_\_\_
- Name of owner/applicant: \_\_\_\_\_
- Name of Board: \_\_\_\_\_

12. Provision(s) of the Zoning Board Ordinance which relate(s) to the requested Variance (cite article(s) and section(s):

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13. For what purpose do you request the Variance: \_\_\_\_\_

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14. Is the applicant seeking to sub-divide a parcel of land? Y / N

If yes, **attach copy of decision** and answer the following:

o Planning Board Application Completed: \_\_\_\_\_

o Planning Board Recommendation Rcvd: \_\_\_\_\_

15. Is the applicant seeking a variance for the purpose of a FALA (Family Accessory Living Area)? Y / N

**Stop**

Pursuant to M.G.L. Chapter 40A 10: “The permit granting authority shall have the power after public hearing for which notice has been given by publications and posting as provided in section eleven and by mailing to all parties in interest to grant upon appeal or upon petition with respect to particular land or structures a variance from the terms of the applicable Zoning ordinance or by-law where such permit granting authority specifically finds that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting land or structures by not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve 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 substantially derogating from the intent or purpose of such ordinance or by-law ...” (emphasis added)

**QUESTIONS 16 MUST BE ANSWERED IN ORDER TO CONSIDER YOUR APPLICATION**

16. Describe the hardship and characteristics of your property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

17. Provide any other relevant information which the applicant wants the Zoning Board of Appeals to consider: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Application Submitted	
Applicant Name	
Applicant Signature	
Phone Number	
E-Mail Address	

**Approved by Building Commissioner**

\_\_\_\_\_  
**Albert Talarico**