

**TOWN OF ORLEANS
ZONING BOARD OF APPEALS APPLICATION**

If this Petition is not complete, the Town Clerk is hereby directed to refuse to accept this Petition until the following are provided:

- A. All eleven (11) pages correctly filled out and signed (including this page) and four (4) copies to be reviewed and signed by the Building Commissioner: _____
- B. A list of names and addresses as they appear on the most recent tax list for the following:
 - 1. Direct Abutters
 - 2. Owners of land directly opposite on any public or private way (also called Abutters).
 - 3. Abutters to abutters and anyone within three hundred feet (300') of the property line of the Petitioners(s).
- C. **Plot Plan and Building Plan** showing dimensions of proposed construction or existing buildings indicating pertinent distances from front, rear, and sidelines of property and public or private ways. **(6 copies required)**
- D. **Copy of Denial(s) or Decision(s)** of Town Official(s) and other Advisory Board(s) where applicable. **(6 copies required)**
- E. A check in the amount of two hundred dollars **(\$200.00)** made payable to the "Town of Orleans" plus **\$4.57** postage for **EACH** Abutter.

DATE OF RECEIPT BY TOWN CLERK: _____

The correctness and authenticity of the above and enclosed information is the responsibility of the Petitioner(s), not the Town Clerk. This petition is received when the Town Clerk acknowledges the receipt of a correctly completed Petition **DO NOT** send the Petition(s) to the Board of Appeals. The Board of Appeals reserves the right to return incomplete or incorrect forms to the Petitioner(s) for correction and re-submission to the Town Clerk, although, if the Petitioner requests it, the Secretary to the Board of Appeals will attempt to correct any noted minor errors or omissions after contacting the Petitioner. Any agreed upon changes will be confirmed to the Petitioner in writing prior to the public hearing.

1. Applicant Name GREG DELORY Phone: 774-207-0251

Mailing Address PO Box 206, S. Orleans, 02662

2. Property Owner Name Kenelm W. Winslow Jr. Trust

Mailing Address PO Box 3, S. Orleans, MA 02662

3. Property Address 6 Ewing Dr.

4. If applicant is different from owner, state nature of interest:

Designer / Agent

5. Property located on Orleans Map # 93 Parcel # 14

6. Zoning District R

Overlay District NA

Ground Water Protection District NA

7. Present Use of Structures and or Land:

Residence

8. Proposed change and use:

No change of use is proposed

ERRORS AND OMISSIONS

If the Board of Appeals finds it feasible to do so, do you wish to be contacted in an attempt to resolve apparent errors or omissions in these forms?

Yes [] No Phone Number 774-207-0251

Submitted By:

[Signature] Date 12/14/22
Signature of Owner, Attorney or Agent

Address (E-mail optional) greg@gregdelory.com

Page3 - Nature of Appeal, Application or Petition

Appeal in accordance with MGLA Chapter 40A, Section 8, Order of decision of administrative official (see page 5d).

Section(s) and Paragraph(s) of MGLA Chapter 40A or bylaw allegedly violated:

Administrative Officer(s)

Application for Special Permit as set forth in MGLA Chapter 40A, Section 6 or Section 9, upon which the Board is empowered to act under the bylaw Sections 164-43 and 164-44 (see page 5a).

Section(s), paragraph(s) of bylaw for which Special Permit relief is requested:

16A-21, side yard requirement

Petition for Variance as set forth in MGLA Chapter 40A; Section 10, particular land or structures with respect to which Variance is being sought (see page 5b):

Section(s) and paragraph(s) of bylaw from which Variance is sought and reason for relief:

Appeals from decision of Zoning Administrator in accordance with MGLA Chapter 40A, Section 13 and 14 (see page 5c). Decision of Zoning Administrator:

Submitted By _____ Date _____
Owner/Attorney/Agent

THESE FINDINGS MUST BE FILLED OUT BY THE APPLICANT

Please refer to Section 164-44 of the Orleans Zoning Bylaw.

Separate sheet(s) may be used if preferred.

Special Permits shall be granted only upon the Board's determination that the use will not be detrimental to the established or future character of the neighborhood and the Town and will be in harmony with the general purpose and intent of the Chapter.

164-44 Special Permit Criteria

- 1) Adequacy of the Site The existing structure, is within a conservancy area is was fully permitted in 2003. The proposed addition does not fall into a conservancy area. The lot size of 40,852 sq.ft. with a proposed lot coverage of 4.8% is adequate.
- 2) Suitability of the Site There is no topographical impediment to adding to the existing structure. No new access points are required.
- 3) Impact of Traffic Flow and Safety There will be no impact on traffic the property is on a private road generally not used by the public.
- 4) Impact on Neighborhood Visual Character The proposed addition has been designed in accordance with vernacular Cape Cod, New England architecture.
- 5) Adequacy of Method of Sewage Disposal, source of Water and Drainage The septic system was installed in 2001-2 and meets all current standards. Existing and new gutters will go into drywells.
- 6) Adequacy of Utilities and Public Services Utilities and public Services were installed in 2002-3 and meet all current codes. Service access will not be affected.

Page 5a (continued)

- 7) Noise and Litter No increase in noise and litter will occur, there is no plan to increase the number of users of the property.
- 8) Impact of Groundwater Quality, Recharge Volume and Water Quality of Coastal and Fresh Water Bodies The property is not subject to any runoff. The property will not create any runoff into Coastal water.

Attach additional pages if necessary.

Page 6 - Data

This data is required as applicable to applications for Special Permits, Variances or Appeals.

A. If pre-existing; year built: 2003

B. If non-conforming:

Bylaw Section	Requirement	Non-conformity
<u>164-21</u>	<u>25'</u>	<u>17.6'</u>
_____	_____	_____
_____	_____	_____

C. If intensifying a non-conformity:

Bylaw Section	Requirement	Non-conformity
<u>164-21</u>	<u>25'</u>	<u>13.3'</u>
_____	_____	_____
_____	_____	_____

D. If for coverage (required for 164-21 A Note 5):

Acreeage 40,582 sq. ft. Buildable Upland _____ sq. ft.
Building Coverage 1997 sq. ft. % Coverage 4.8

E. Coastal Bank Set Back Calculation (164-21C):

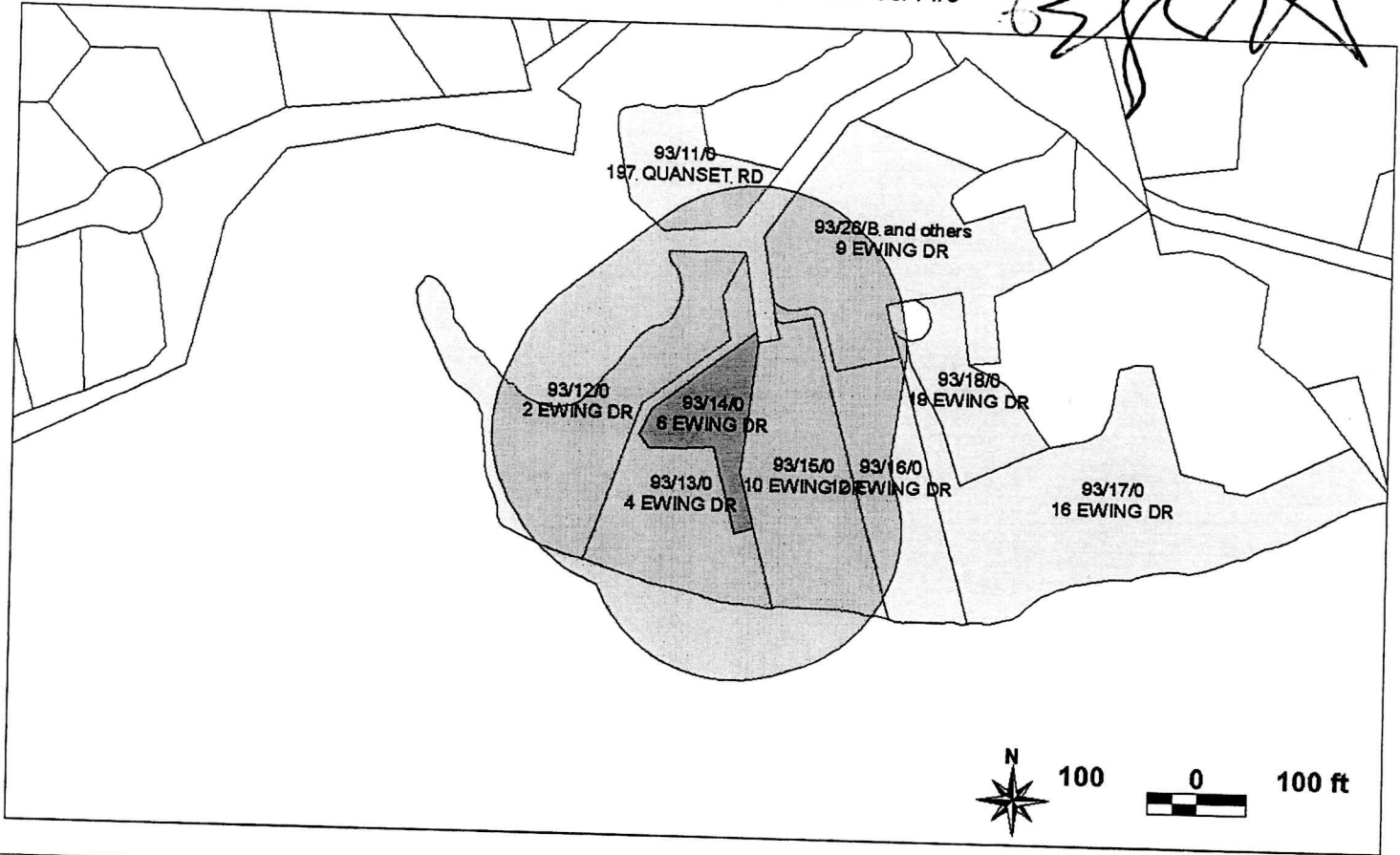
Building Height 20'-11" ft.
Required Set Back _____ ft.
Actual Set Back _____ ft.

Attach additional pages if necessary.

TOWN OF ORLEANS, MA
 BOARD OF ASSESSORS
 19 School Rd., Orleans, MA 02653

Abutters List Within 300 feet of Parcel 93/14/0

Bjona



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
5702	93-11-0-R	PANIO MICHAEL W & ROSANNE D TR MICHAEL & ROSANNE PANIO TRUSTS	197 QUANSET RD	PO BOX 903	S ORLEANS	MA	02662
5703	93-12-0-R	WINSLOW NANON	2 EWING DR	PO BOX 1009	MARSHFIELD	MA	02050
5704	93-13-0-R	WINSLOW KENELM W JR TR ANGUILLA RTY TR DATED JULY 6,	4 EWING DR	166 CENTRAL ST	HINGHAM	MA	02043
5705	93-14-0-R	WINSLOW KENELM W JR TR ANGUILLA REALTY TR	6 EWING DR	PO BOX 3	S ORLEANS	MA	02662
5706	93-15-0-R	WINSLOW NANON & WINSLOW VIRGINIA	10 EWING DR	166 CENTRAL ST	HINGHAM	MA	02043
5707	93-16-0-R	CROWLEY TIMOTHY & JENNIFER	12 EWING DR	16931 WINTHROP PL	BRADENTON	FL	34202
5708	93-17-0-R	MULLIGAN GERALD & CAROLINE TRS EWING DR NOMINEE TRUST	16 EWING DR	PO BOX 832	S ORLEANS	MA	02662
5709	93-18-0-R	MORCEAU DE PROVENCE LLC	18 EWING DR	6502 40TH AVE	UNIVERSITY PARK	MD	20782
5719	93-26-A-R	KURZBAN WILLIAM L TR EWING FAMILY REALTY TRUST	7 EWING DR	PO BOX 976	S ORLEANS	MA	02662
5720	93-26-B-R	KURZBAN WILLIAM L TRUSTEE EWING PARK CONDO TRUST	9 EWING DR	PO BOX 976	S ORLEANS	MA	02662
5721	93-26-C-R	KURZBAN PETER & CANNON JANE K	3 EWING DR	4700 SHORE ACRES BLVD NE	ST PETERSBURG	FL	33703

Page7 - Determinations

Copies of all determinations, filings or recommendations of any committees shall be attached to this submittal.

Architectural Review Committee:

Determination Required? Yes No Approved

Conservation Commission:

Determination Required? Yes No Approved

Old King's Highway Regional Historic District:

Determination Required? Yes No Approved

Site Plan Review Committee:

Determination Required? Yes No Approved

Traffic Study Committee:

Determination Required? Yes No Approved

Planning Board:

Determination Required? Yes No Approved

Zoning Board of Appeals:

Previous Case? Yes* No

*If yes, please list case numbers and attach any and all decisions:

Case Numbers(s) _____

Please note here any other committees required and/or applied for:

93-11-0-R

PANIO MICHAEL W & ROSANNE D TR
MICHAEL & ROSANNE PANIO TRUSTS
PO BOX 903
S ORLEANS, MA 02662

93-12-0-R

WINSLOW NANON
PO BOX 1009
MARSHFIELD, MA 02050

93-13-0-F

WINSLOW KENELM W JR TR
ANGUILLA RTY TR DATED JULY 8,
166 CENTRAL ST
HINGHAM, MA 02043

93-14-0-R

WINSLOW KENELM W JR TR
ANGUILLA REALTY TR
PO BOX 3
S ORLEANS, MA 02662

93-15-0-R

WINSLOW NANON & WINSLOW
VIRGINIA
166 CENTRAL ST
HINGHAM, MA 02043

93-16-0-F

CROWLEY TIMOTHY & JENNIFER
16931 WINTHROP PL
BRADENTON, FL 34202

93-17-0-R

MULLIGAN GERALD & CAROLINE TRS
EWING DR NOMINEE TRUST
PO BOX 832
S ORLEANS, MA 02662

93-18-0-R

MORCEAU DE PROVENCE LLC
6502 40TH AVE
UNIVERSITY PARK, MD 20782

93-28-A-R

KURZBAN WILLIAM L TR
EWING FAMILY REALTY TRUST
PO BOX 976
S ORLEANS, MA 02662

93-28-B-R

KURZBAN WILLIAM L TRUSTEE
EWING PARK CONDO TRUST
PO BOX 976
S ORLEANS, MA 02662

93-28-C-R

KURZBAN PETER & CANNON JANE K
4700 SHORE ACRES BLVD NE
ST PETERSBURG, FL 33703

14 X 4.57 = 50.27

Page4 - List of Abutter's

Map # 93 Parcel # 14 Laud Court Registered _____

Property Location 6 EWING DR.

Owner Name Kent + Ginger Winslow

Address 6 EWING DR, SO. OULEAUS 07662

Phone Number 617-413-1856

Owner, Attorney or Agent

Name Greg DeLong

Address 21 Tom's Hollow Lane,

Phone Number 774-207-0251


Person submitting list and/or certification (if different than owner, attorney or agent):

Abutters list as prepared by the Assessor's Office must be attached to the application.

If more than one town is involved, a list from each Town's Assessor's Office is necessary.

For use by the Assessors only:

The undersigned certifies that the attached list is correct listing of abutters pursuant to the provisions of the General Laws, Chapter 40A, Section 11, as adopted by Chapter 808 of the Acts of 1975, Section 3. The list is based on the most recent tax list.

Certified by 

Title Assessor

Date 12/12/2022