Department of Municipal Inspections
City of Beverly

Mailing Address: 191 Cabot Street • Beverly • Massachusetts • 01915 • Ph (978) 921-6025 • Fax (978) 921-8580
Office Address: 502 Cabot Street

Application for Grandfathered Lot Determination

(for lots with non-conforming area and/or frontage)

Owner Information

Owner's Name	
Owner's Signature	
Mailing Address	
City/State/Zip	
Phone	
Fax	
Email	

Because appeals dates are triggered by any zoning decision, owners' signature must be provided. Signature indicates owner's permission for City to provide zoning determination

If applicant is other than owner, complete the following:

Applicant Information

Applicant Name	
Applicant's Signature	
Mailing Address	
City/State/Zip	
Phone	
Fax	
Email	
Applicant's relationship to Owner (owner's attorney, prospective buyer, etc.)	

Deed History

- Attach <u>all</u> relevant deeds and plans. Use additional sheets, if necessary
- Deed history must extend back to at least 1939 – the first adoption of Zoning in Beverly
- Have any prior zoning decisions been requested/issued for this parcel? No_____ Yes _____
  If Yes, submit copy of decision

Information for Parcel in Question: Assessor's Map and Parcel Number _____

Owners Name(s)	Date Acquired	Book and Page Ref.

Abutting Parcel Information: Assessor's Map and Parcel Number _____

Owners Name(s)	Date Acquired	Book and Page Ref.

Abutting Parcel Information: Assessor's Map and Parcel Number _____

Owners Name(s)	Date Acquired	Book and Page Ref.

Abutting Parcel Information: Assessor's Map and Parcel Number _____

Owners Name(s)	Date Acquired	Book and Page Ref.

Abutting Parcel Information: Assessor's Map and Parcel Number _____

Owners Name(s)	Date Acquired	Book and Page Ref.

Assessor's Map/Parcel _____ Application Date: _____

For Office Use Only	
Year Parcel Created:	Year Last Held in Common Ownership:
Prior decision on file?	Zoning District:
Lot Size Required:	Actual Lot Size:
Lot Frontage Required:	Actual Lot Frontage:
Building permit history:	
Building permit history for abutting lot(s):	
Board of Appeals decisions:	
Date Received:	Fee:
Date Due:	Receipt No.
Written determination sent owner and applicant via:	

Zoning Determination

Based on review of the submitted documents, zoning ordinances and permit history, the above reference parcel is, is not (circle one) grandfathered with respect to area and frontage requirements.

_____ _____

Steven R. Frederickson Date

Building Commissioner/Director

- This determination is for zoning purposes only and does not indicate that the lot complies with other applicable rules/regulations/ordinances/laws.
- This decision can be appealed as provided for in MGL 40A, S13. Any appeal must be filed within 30 days of the date of this decision.
- Note that this determination is not valid in perpetuity. Submittal of incomplete documents, any change in zoning requirements, case law and/or ownership could void this decision.

Comments:

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