

REPORT OF THE ZONING BOARD OF APPEALS

Zoning Board of Appeals FAQ (Frequently Asked Questions)

1. What is the ZBA?

The Plympton Zoning Board of Appeals is a three-member board, appointed by the Selectmen, who decide upon specific requests related to Zoning. Board members are not paid for their services.

2. When does the ZBA meet?

The ZBA does not have regularly scheduled meetings. The board meets in response to an Application filed in the Town Clerk's office.

3. What kind of cases does the ZBA accept?

There are four types of applications that can be made to the ZBA:

Variance

A request for relief from strict compliance with certain parts of the Plympton Zoning Bylaw. An example would be asking to construct a garage slightly closer to the lot line than the zoning bylaw allows. To grant a variance the ZBA must find that your case meets the very stringent requirements laid out in the Zoning Act.

Special Permit

A request to conduct a use which requires a Special Permit as defined in the Zoning Bylaw. An example is operating a Dog Kennel. Be sure to review the zoning bylaw carefully, because the Planning Board and the Selectmen, not the ZBA, grant some types of special permits.

Appeal of a Zoning Ruling made by the Building Inspector

An example would be the Building Inspector ruling that you cannot operate a certain business in the Agricultural-

Residential District. File your written denial from the Building Inspector along with your application.

Low Income Housing Application under Chapter 40B

Anyone interested in submitting such an application is encouraged to contact the ZBA *before* filing to discuss arrangements for the Public Hearing.

4. How do I know if I have to appear before the ZBA?

The ZBA deals with exceptions. If your proposal follows all the rules you will probably not need us. The Building Inspector, the Town Clerk, your surveyor/engineer, your builder or your lawyer will probably tell you if you need to come to us. If you are unsure, hire the appropriate professional to evaluate your situation.

5. How do I contact the ZBA?

Through the Town Clerk's office. We will be glad to speak to you about scheduling your hearing.

For the rest of our FAQ please see the Plympton website:
<http://town.plympton.ma.us/land/zba.html/>

Respectfully submitted,

Stephen Mattern	Chairman
Scott Sauchuk	Clerk
William McClellan	Member
Edward Murray	Alternate Member