

Benjamin E. Zehnder LLC

62 Route 6A, Suite B
Orleans, Massachusetts 02653

Benjamin E. Zehnder, Esq.

bzehnder@zehnderllc.com

Tel: (508) 255-7766

April 24, 2023

Truro Town Clerk Kaci Fullerton
Truro Town Hall
24 Town Hall Road
Truro, MA 02666

Via hand delivery & email

Re: New Board of Appeals special permit application /
12 Ocean Bluff Lane (Assessor's Parcel ID 37-6) /
Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee

Dear Ms. Fullerton:

Please find enclosed for filing with the Board of Appeals one original and 9 copies of a new application requesting a special permit for the property at 12 Ocean Bluff Lane, as well as payment in the amount of \$200.00.

Thank you as always for your assistance. I remain –

Very truly yours,


Benjamin E. Zehnder

Enc.
cc. via email only:

client
Stefan Angelovski
Michael Brooke
Barbara Carboni
Patrick Coffey
Keith LeBlanc
Jill Neubauer
Gregory Sanford
Liz Sturdy



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 April 24, 2023

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

I. 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)* _____ 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 Section _____ of the Truro Zoning Bylaw concerning *(describe)* _____

APPLICATION FOR SPECIAL PERMIT

Applicant seeks approval and authorization of uses under Section 30.3.1.A.2 of the Truro Zoning Bylaw concerning *(describe)* a special permit to exceed the Seashore District Total Gross Floor area limit by approximately 31 sq. ft. on 117,113 sq. ft. lot (3,537 sq. ft. allowed by right 3,568 sq. ft. proposed).

Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section 30.7 of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning *(describe)* alteration of a pre-existing, non-conforming dwelling to add an addition and new section of covered porch.

Property Address 12 Ocean Bluff Lane Map(s) and Parcel(s) 37-6

Registry of Deeds title reference: Book 34281, Page 342, or Certificate of Title Number N/A and Land Ct. Lot # N/A and Plan # N/A

Applicant's Name Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee

Applicant's Legal Mailing Address P.O. Box 954, No. Truro, MA 02652

Applicant's Phone(s), Fax and Email (215) 852-2785; bruce.jacobson2@gmail.com

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 _____

Representative's Name and Address Benjamin E. Zehnder 62 Route 6A, Suite B, Orleans, MA 02652

Representative's Phone(s), Fax and Email (508) 255-7766; bzehnder@zehnderllc.com

2. The completed application shall also be submitted electronically to the Planning Department Administrator at esturdy@truro-ma.gov in its entirety (including all plans and attachments).

• 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)

Applicant(s)/Representative Printed Name(s)

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

Applicant(s)/Representative 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

Key: 1112

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 1.080

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
TRURO ATLANTIC VIEW RLTY TRUST		37-6-0		12 OCEAN BLUFF LN	
TRS: BRUCE A JACOBSON		TRANSFER HISTORY		DOS	T
PO BOX 954		TRURO ATLANTIC VIEW RLTY		07/09/2021	V
NO TRURO, MA 02652		KUCHIN KENNETH S		03/31/2017	O
		SMALL NEAL E ESTATE OF		09/24/2013	A
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2
100	A	0.775 16 1.00	E50	0.50 1	1.00
300	A	1.795 16 1.00	1	1.00 1	1.00
ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT
1,174,125	1.00	1	1.00	SW1	7.50
179,250	1.00	1	1.00	SW1	7.50
					ADJ VALUE
					909,950
					321,750

LAND

TOTAL	2.570 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE	LAND	1,231,700	1,061,700			
Inf1	EROSION		BUILDING	840,500	510,800			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	444,100	233,600			
			TOTAL	2,516,300	1,806,100			

DETACHED

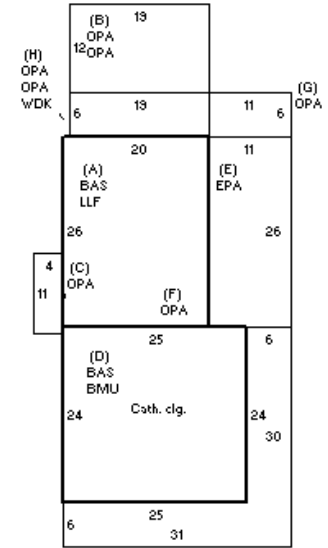
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/20/2019
								

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/18/2019	LG
MODEL	1		RESIDENTIAL	LIST	9/18/2019	LG
STYLE	1	1.00	RANCH [100%]	REVIEW		
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,640	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	LLF	L	LOWER LEVEL FIN	520	2018	289.98	150,792
\$NLA(RCN)	\$528	OVERALL	1.040	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,120	2018	423.31	474,104
				ROOF SHAPE	2	HIP	1.00	+	OPA	N	OPEN PORCH	1,124		81.51	91,620
				ROOF COVER	2	WOOD SHINGLES	1.01	D	BMU	N	BSMT UNFINISHED	600		113.83	68,295
				FLOOR COVER	1	HARDWOOD	1.00	E	EPA	N	ENCL PORCH	286		173.88	49,730
				INT. FINISH	2	DRYWALL	1.00	H	WDK	N	ATT WOOD DECK	114		83.70	9,542
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	FPL	O	FPL, FIREPLACE	1		16,772.90	16,773
				FUEL SOURCE	2	GAS	1.00	O	ODS	O	OUT DOOR SHOWER			0.00	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
19-369	11/13/2019	2	ADDITION	27,000	03/16/2022	JN	100 100
19-246	08/19/2019	2	ADDITION		03/16/2022	JN	100 100
18-220	07/10/2018	1	SINGLE FAM R	935,000	09/18/2019	LG	100 100
18-198	06/14/2018	5	DEMO	9,000	08/21/2018	LG	100 100



BLDG COMMENTS

TOTAL RCN	866,455
CONDITION ELEM	CD
EFF.YR/AGE	2018 / 3
COND	03 03%
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$840,500



12 Ocean Bluff Lane

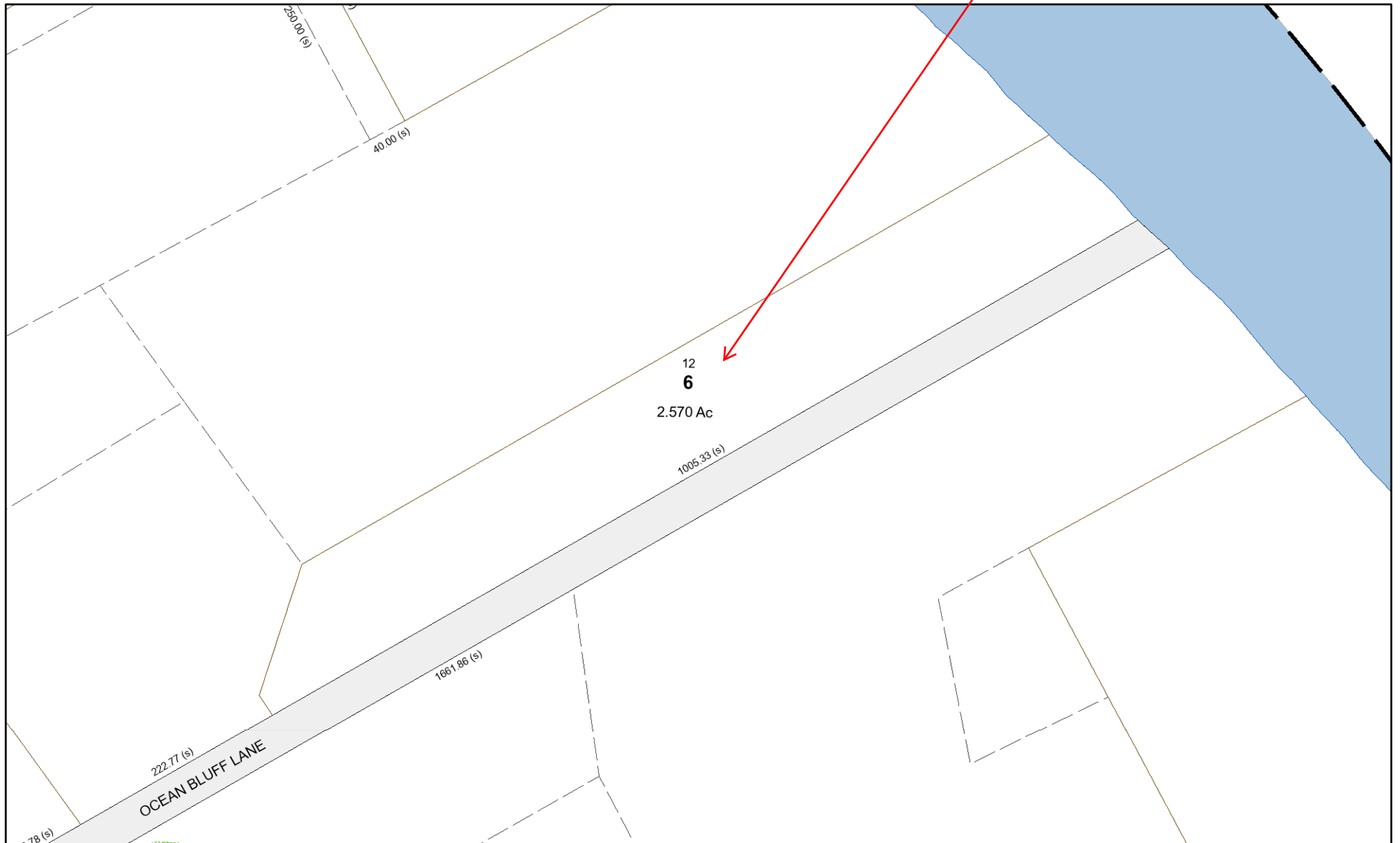
Truro, MA



February 1, 2023

1 inch = 139 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

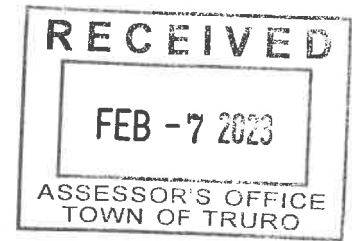


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: February 2, 2023

NAME OF APPLICANT: Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee

NAME OF AGENT (if any): Benjamin E. Zehnder

MAILING ADDRESS: 62 Route 6A, Suite B, Orleans, MA 02653

CONTACT: HOME/CELL (508) 255-7766 EMAIL bzehnder@zehnderllc.com

PROPERTY LOCATION: 12 Ocean Bluff Lane
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 37 PARCEL 6 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR: **FEE: \$15.00 per checked item**
(please check all applicable) (Fee must accompany the application unless other arrangements are made)

- | | | |
|---|---|---|
| <input type="checkbox"/> Board of Health ⁵ | <input type="checkbox"/> Planning Board (PB) | <input type="checkbox"/> Zoning Board of Appeals (ZBA) |
| <input type="checkbox"/> Cape Cod Commission | <input type="checkbox"/> Special Permit ¹ | <input checked="" type="checkbox"/> Special Permit ¹ |
| <input type="checkbox"/> Conservation Commission ⁴ | <input type="checkbox"/> Site Plan ² | <input type="checkbox"/> Variance ¹ |
| <input type="checkbox"/> Licensing | <input type="checkbox"/> Preliminary Subdivision ³ | |
| Type: _____ | <input type="checkbox"/> Definitive Subdivision ³ | |
| | <input type="checkbox"/> Accessory Dwelling Unit (ADU) ² | |
| <input type="checkbox"/> Other _____ | | (Fee: Inquire with Assessors) |

(Please Specify)

Note: Per M.G.L., processing may take up to 10 calendar days. Please plan accordingly.

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 2/7/2023 Date completed: 2/9/2023
List completed by: [Signature] Date paid: 2/7/2023 Cash/Check # 001166

¹Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.
²Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.
³Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. **Note:** For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.
⁴All abutters within 300 feet of parcel, except Beach Point between Knowles Heights Road and Provincetown border, in which case it is all abutters within 100 feet. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.
⁵Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.



TRURO ASSESSORS OFFICE

PO Box 2012 Truro, MA 02666

Telephone: (508) 214-0921

Fax: (508) 349-5506

Date: February 9, 2023

To: Benjamin E. Zehnder, Agent for Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee

From: Assessors Department

Certified Abutters List: 12 Ocean Bluff Lane (Map 37, Parcel 6)

Zoning Board of Appeals/ Special Permit

Attached is a combined list of abutters for the property located at 12 Ocean Bluff Lane.

The current owner is Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee.

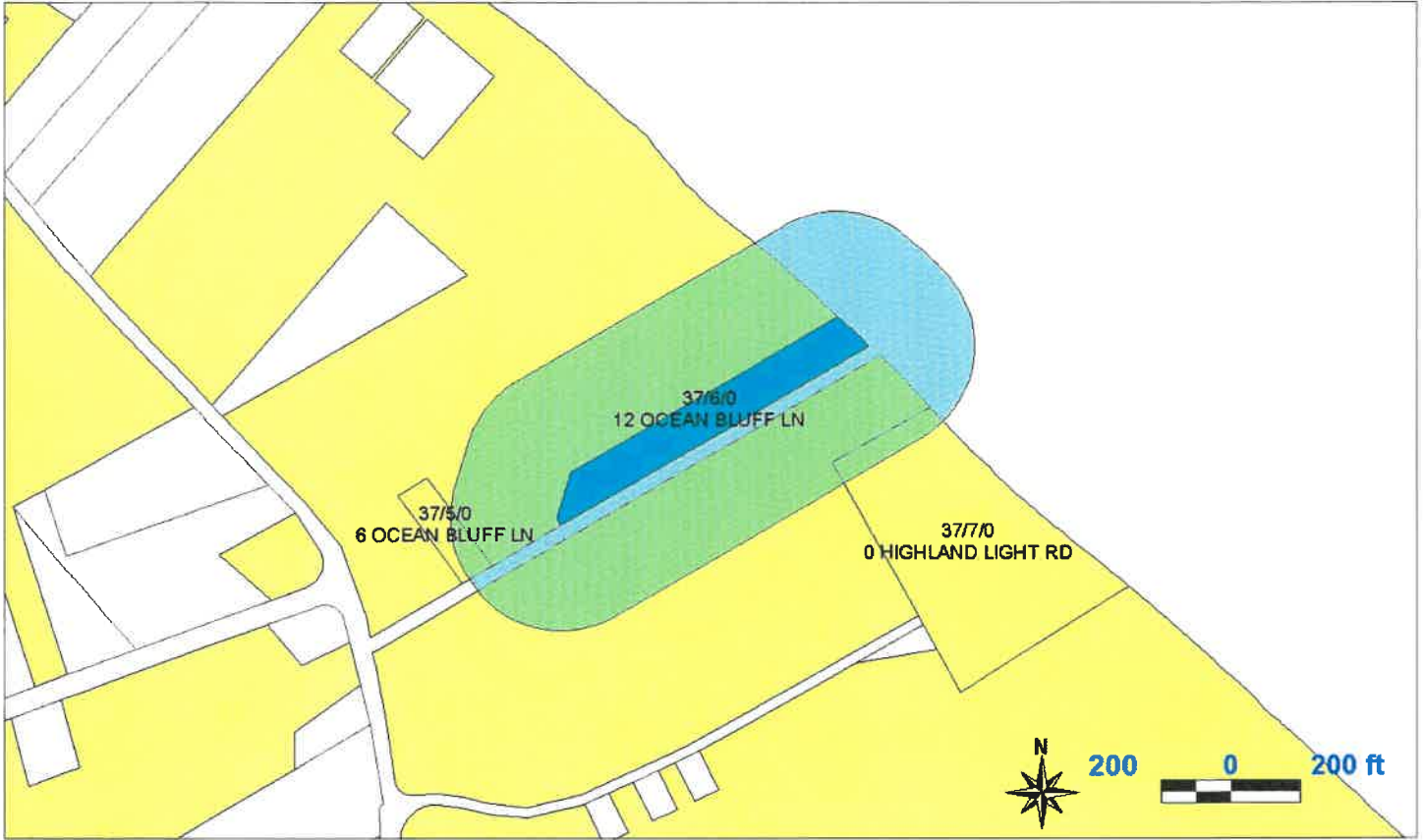
The names and addresses of the abutters are as of February 3, 2023 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: 

Olga Farrell
Assessing Clerk

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

Abutters List Within 300 feet of Parcel 37/6/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1111	37-5-0-R	TRURO ATLANTIC VIEW RLTY TRUST TRS: BRUCE A JACOBSON	6 OCEAN BLUFF LN	PO BOX 954	NO TRURO	MA	02652
1112	37-6-0-R	TRURO ATLANTIC VIEW RLTY TRUST TRS: BRUCE A JACOBSON	12 OCEAN BLUFF LN	PO BOX 954	NO TRURO	MA	02652
1113	37-7-0-E	U S COAST GUARD	0 HIGHLAND LIGHT RD	37 MAIN ST	CHATHAM	MA	02633
1128	37-22-0-E	U S A DEPT OF THE INTERIOR	10 HIGHLAND LIGHT RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667

Handwritten signature: JACOBSON

37-5-0-R

TRURO ATLANTIC VIEW RLTY TRUST
TRS: BRUCE A JACOBSON
PO BOX 954
NO TRURO, MA 02652

37-6-0-R

TRURO ATLANTIC VIEW RLTY TRUST
TRS: BRUCE A JACOBSON
PO BOX 954
NO TRURO, MA 02652

37-7-0-E

U S COAST GUARD
37 MAIN ST
CHATHAM, MA 02633

37-22-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

40-999-0-E

USA-DEPT OF INTERIOR
Cape Cod National Seashore
99 Marconi Site Rd
Wellfleet, MA 02667

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 07-09-2021 @ 11:05am
Ct1#: 321 Doc#: 45877
Fee: \$14,706.00 Cons: \$4,300,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 07-09-2021 @ 11:05am
Ct1#: 321 Doc#: 45877
Fee: \$13,158.00 Cons: \$4,300,000.00

QUITCLAIM DEED

We, **Kenneth S. Kuchin and William Tyler Morgan**, unmarried, both of 2 E. 61st Street, New York City, New York 10065 ("Grantors"),

in consideration of FOUR MILLION THREE HUNDRED THOUSAND and 00/100 Dollars (\$4,300,000.00), paid,

grant to **Bruce A. Jacobson, Trustee of the Truro Atlantic View Realty Trust** (u/d/t dated June 21, 2021), recorded prior hereto, with a mailing address of P.O. Box 954, N. Truro, MA 02652 ("Grantee"),

with **QUITCLAIM COVENANTS**,

The land and buildings thereon situated in Truro, Barnstable County, Massachusetts, bounded and described as follows:

Lot 1

The land together with the buildings thereon, situated in Truro, Barnstable County, Commonwealth of Massachusetts, currently referred to as 6 Ocean Bluff Lane, bounded and described as follows:

Beginning on the Northwest corner thereof by land now or formerly of George L. Hemond et ux, and land now or formerly of William L. Beaudoin et ux; thence

Easterly by land now or formerly of said Beaudoin one hundred (100) feet to land now or formerly of Richard P. Sandstorm et ux; thence

Southerly by land now or formerly of said Sandstorm three hundred (300) feet, more or less to stake by the line of a private way, known as Ocean Bluff Lane; thence

Westerly by the line of said Ocean Bluff Lane one hundred (100) feet to land now or formerly of Hemond; thence

Northerly by land now or formerly of Hemond three hundred (300) feet more or less, to the point of beginning.

Containing 30,000 square feet of land, more or less.

Together with the right in common with others of using a thirty (30) foot wide road known as Ocean Bluff Lane as a right of way for all purposes of which rights of way are commonly used for both to and from a Town Way known as Highland Road and to and from the Atlantic Ocean.

Subject to Deed Restriction of the Town of Truro Board of Health relative to installation of a tight tank, recorded at Book 31322 Page 303.

Property Address: 6 & 12 Ocean Bluff Lane, Truro, Massachusetts 02666

Lot 2

The land with buildings thereon situated in Truro, Barnstable County, Commonwealth of Massachusetts, currently referred to as 12 Ocean Bluff Lane, bounded and described as follows:

Beginning at a bound set in the path which climbs the hill from the farmhouse, the line running forty feet N 16° 30' W, then 137.7 feet. N 30° 35' E, then on line of land formerly owned by C. F Crowell et al, N 73° 30' E to the Atlantic Ocean which bounds the front. Returning to the first named bound the line runs N 70° 30' E to the Atlantic Ocean and thence to the other parallel line above mentioned.

The above-described premises being Parcel 6 as shown on Truro's Assessor's Map 37.

There is appurtenant to the above-described premises the easement rights, set forth in the grant of George L. Hemond et ux dated July 1, 1955, recorded with the Barnstable County Registry of Deeds in Book 913, Page 30.

The Grantors hereby certify under the pains and penalties of perjury they are unmarried and waive and release any and all rights of homestead in the above property they may have or be able to claim pursuant to M.G.L. c. 188, and further certify that no former spouses, partners or former partners in a civil union can claim the benefit of a homestead by court order or otherwise in said property. The Grantors further certify that the premises conveyed by this deed was not a homestead property and is not the principal residence of the Grantors or any other person.

Subject to and together with all matters of record insofar as the same are now in force and applicable.

Meaning and intending to convey the same premises set forth in the deed from Gordon F. Snyder Jr. and Diane D. Snyder to Kenneth S. Kuchin and William Tyler Morgan dated December 8, 2017 and recorded December 13, 2017 with the Barnstable County Registry of Deeds in Book 30959 Page 191 with regard to Lot 1, 6 Ocean Bluff Lane, above.

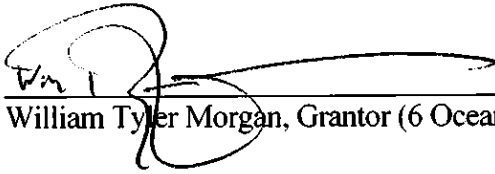
Meaning and intending to convey the same premises set forth in the deed from Thomas K. Small and Lucy J. Small, as Personal Representatives, et al, to Kenneth S. Kuchin, dated March 2, 2017, and recorded March 31, 2017 with the Barnstable County Registry of Deeds in Book 30391 Page 167 with regard to Lot 2, 12 Ocean Bluff Lane, above.

Deed of 6 & 12 Ocean Bluff Lane
Page 3

Witness our hands and seals this 2nd day of July 2021.



Kenneth S. Kuchin, Grantor (6 & 12 Ocean Bluff Lane)



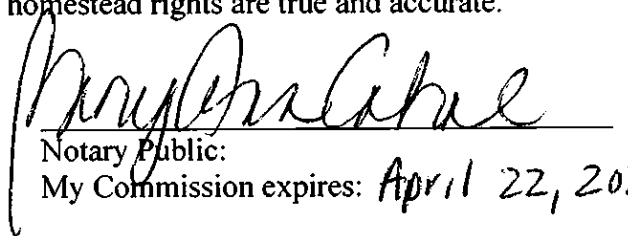
William Tyler Morgan, Grantor (6 Ocean Bluff Lane)

Commonwealth of Massachusetts
Barnstable County

On this 2nd day of July 2021, before me, the undersigned notary public, personally appeared, Kenneth S. Kuchin and William Tyler Morgan each proved to me through satisfactory evidence of identification, which was a state issued driver's license containing his photograph and his signature to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily as his free act and deed as and swore and affirmed that the contents of this document as to marital status and homestead rights are true and accurate.



MARY ANN CABRAL
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 22, 2027


Notary Public:
My Commission expires: April 22, 2027



TOWN OF TRURO

Planning Board

P.O. Box 2030, Truro, MA 02666
Tel: (508) 849-7004 Fax: (508) 849-5505

RESIDENTIAL DEVELOPMENT SITE PLAN REVIEW DECISION

Atlas Map 37 Parcel 6

Address: 11 Ocean Bluff Lane

Case Reference No: 2017-010SPR

Applicant: Kenneth S, Kuchin

Hearing Date: December 6, 2017, May 23, 2018

Decision Date: December 6, 2017, May 23, 2018

Barnstable County Registry of Deeds Plan Book 30391, Page 167

At a duly posted and noticed Truro Planning Board hearing held December 6, 2017 and then reopened on May 23, 2018, the Board voted to approve with conditions an application for Residential Development Site Plan Review pursuant to §70.4 of the Truro Zoning By-law for the removal and replacement of an existing cottage dwelling with a new dwelling and construction of a new garage accessory structure. Property is a pre-existing, non-conforming developed residential parcel in the Seashore zoning district. The property is located at 12 Ocean Bluff Lane, Map 37, Parcel 6.

The Board's vote was based on testimony by the applicant's representatives, Benjamin Zehnder, Esq. on December 6, 2017 and May 23, 2018 and Deborah Paine, Builder on December 6, 2017; and a review of the application and plans filed on October 16, 2017 and on April 18, 2018 as further described below:

- Following materials were submitted to Town Clerk on October 16, 2017 and April 18, 2018:
 - Application for Site Plan Review (Residential)
 - Certified Abutters List
 - Fee (\$250.00)
 - Warranty and Fiduciary Deed for 12 Ocean Bluff Lane, North Truro, MA
 - Map of Nearby properties and Assessors information on nearby properties
 - Plan information and photographs
 - Proposed Planting Schedule
 - Images of Hardscaping – stone steps, stone paving, gravel paving, stonedust pathway
 - Lighting information and photographs
 - SK 1 Bolder wall section for 12 Ocean Bluff Lane dated 10/13/17 prepared by LeBlanc Jones Landscape architects, Inc.
 - L1.0 Landscape Plan for 12 Ocean Bluff Lane dated 10/12/17 prepared by LeBlanc Jones Landscape architects, Inc.
 - L2.0 Planting Plan for 12 Ocean Bluff Lane dated 10/12/17 prepared by LeBlanc Jones Landscape architects, Inc.

A true copy, attested by Cynthia A. Slade, Town Clerk, Town of Truro / June 12, 2018 / pages 1-4



- Site Plan of Land in Truro as prepared for Kenneth S. Kuchin depicting existing conditions (No. 12 Ocean Bluff Lane), dated 10/11/17, scale 1" to 30' prepared by William N. Rogers
- A-201 Floor plans for the basement for 12 Ocean Bluff Lane (11/2/2017), prepared by Schulz/Peabody Design Group
- A-202 Floor plans for the first floor for 12 Ocean Bluff Lane (11/2/2017), prepared by Schulz/Peabody Design Group
- G-102 Garage Elevations and Sections for 12 Ocean Bluff Lane (9/5/2017), prepared by Schulz/Peabody Design Group
- G-101 Garage Plans for 12 Ocean Bluff Lane (11/2/2017), prepared by Schulz/Peabody Design Group
- G-101 Garage and lighting plans for 12 Ocean Bluff Lane (9/20/2017), prepared by Schulz/Peabody Design Group
- A-203 Roof Plan for 12 Ocean Bluff Lane (9/5/2017), prepared by Schulz/Peabody Design Group
- A-301 Elevations of the Cottage for 12 Ocean Bluff Lane (9/5/2017), prepared by Schulz/Peabody Design Group
- A-401 Cottage Sections for 12 Ocean Bluff Lane (9/5/2017), prepared by Schulz/Peabody Design Group
- L1.0 Supplemental Driveway and Landscape Plan for 12 Ocean Bluff Lane, prepared by East Cape Engineering, Scale 1" to 10', dated 4/18/18.

It is important to note that the applicant did not receive written permission from the National Park Service to build the short driveway to the habitable studio as shown on the following plans:

- Site Plan of Land in Truro as prepared for Kenneth S. Kuchin depicting existing conditions (No. 12 Ocean Bluff Lane), dated 10/11/17, scale 1" to 30' prepared by William N. Rogers
- L1.0 Landscape Plan for 12 Ocean Bluff Lane dated 10/12/17 prepared by LeBlanc Jones Landscape architects, Inc.
- L2.0 Planting Plan for 12 Ocean Bluff Lane dated 10/12/17 prepared by LeBlanc Jones Landscape architects, Inc.

The plan titled, "*L1.0 Supplemental Driveway and Landscape Plan for 12 Ocean Bluff Lane, prepared by East Cape Engineering, Scale 1" to 10', dated 4/18/18*" was presented to the Board at the May 23rd reopened hearing to show the location of the new driveway, new parking layout, and new landscaping plans.

A site visit took place on November 14, 2017 to allow the Planning Board to view site in the context of the surrounding area.

The existing dwelling is pre-existing nonconforming in that it does not conform to the following Sections of the Zoning Bylaw:

- 10.4 Definition of Street: Ocean Bluff Lane does not conform to the definition of street and therefore the lot does not have technical frontage on a street as is required
- 50.1.A – Dimensional Requirements: The lot size is 2.86 acres where a minimum of 3 acres is required in the Seashore District

On October 30, 2017, the Zoning Board of Appeals granted a special permit for the alteration/construction of a pre-existing, non-conforming structure (cottage) and construction of an accessory garage on a pre-existing, non-conforming lot with non-conforming elements of the existing setbacks on the southern property line and lack of frontage on Ocean Bluff Lane.

The applicant requires a determination on demolition delay from the Truro Historic Review Commission. The Historical Commission Hearing took place on January 20, 2018. The Historical Commission voted to waive demolition delay based on the Applicant's agreement to abide by the conditions discussed at the January 20th hearing.

Dan Sanders and Darcee Vorndran spoke against the project on December 6, 2017. Ms. Vorndran wrote a letter in opposition to the project before the May 23, 2018 hearing

Board Vote:

On May 23, 2018, Mr. Herridge made a motion, seconded by Mr. Boleyn, to approve the request of 2017-010SPR Kenneth S. Kuchin for Residential Site Plan approval pursuant to §70.4 of the Truro Zoning Bylaw for removal and replacement of an existing cottage dwelling with a new dwelling and construction of a new garage accessory structure on property located at 12 Ocean Bluff Lane, Map 37, Parcel 6 based on the following findings of fact:

- Proposed development relates to the existing terrain and lot, and shall provide a solar and wind orientation which encourages energy conservation;
- Proposed development is consistent with the prevailing character and scale of the buildings and structures in the neighborhood through the use of appropriate scale, massing, building materials, screening, lighting and other architectural techniques;
- The landscape is preserved in its natural state insofar as practicable by minimizing any grade changes and removal of vegetation and soil;
- Curb cuts and driveways shall be safe and convenient and shall be consistent with Chapter I, Section 9 of the General Bylaws of the Town of Truro;
- Lighting is consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro. There shall be protection of adjacent properties and the night sky from intrusive lighting.

This decision is subject to the following conditions to be met prior to issuance of a Certificate of Occupancy:

- The site shall be designed to contain all runoff within the site from a 100-year storm
- The applicant will verify the lumens of the outdoor lighting with the Planning Board
- The applicant will hide the retaining walls with facing, vegetation, etc.
- The outdoor lighting will be reviewed by the Building Commissioner
- The applicant will schedule a site visit with the Planning Board 1 year from project completion
- The dwelling above the garage is a habitable studio and the applicant shall refer to it as such on all plans
- The applicant will provide a septic system for the habitable studio in the parking area and it shall be approved by the Truro Board of Health



CALL US
877.445.4486
Mon-Fri 6am-6pm PT
Sat 7am-5pm PT

Finn Outdoor Wall Sconce

By Kichler

IN STOCK Ships within 2 business days.

We're here to help. [Chat](#) or [call us. 877.445.4486.](#)



Shown in Small size

FREE SHIPPING on orders over \$75.

Size:



Small

Medium

Large



HT: 13 1/4" x 9" (H x W)

Details

The Kichler Finn Outdoor Wall Sconce has classic appeal with the traditional broad 'roof' above a cylindrical glass shade. Simple in design and very iconic, the illumination diffuses through the opaque glass, creating an ambient lit atmosphere in your outdoor living space. The glass shade is juxtaposed against dark metalwork, providing a cage for the glass as well as decoration.

Since 1938, Cleveland-based Kichler Lighting has created exceptional lighting in a variety of styles, finishes, colors and designs. With a diverse collection of indoor and outdoor lighting in classic and contemporary styles, Kichler Lighting always focuses on making home lighting that is both beautiful and functional.

The Finn Outdoor Wall Sconce is available with the following:

Details:

- Designed in 2017
- Finish: Black
- Material: Aluminum
- Shade Material: Glass
- Dimmable when used with Standard dimmers(not included)
- ETL Listed Wet
- Made In China

Options:

- Size: Small, Medium, Large

Lighting:

- Small Option: One 72 Watt (1490 Lumens) 120 Volt E26 Medium Base Halogen Lamp(s) (Not Included)
- Medium Option: One 72 Watt (1490 Lumens) 120 Volt E26 Medium Base Halogen Lamp(s) (Not Included)
- Large Option: One 150 Watt (2670 Lumens) 120 Volt E26 Medium Base Incandescent Lamp(s) (Not Included)

Compare Brightness:



[VIEW CHART](#)

Dimensions:

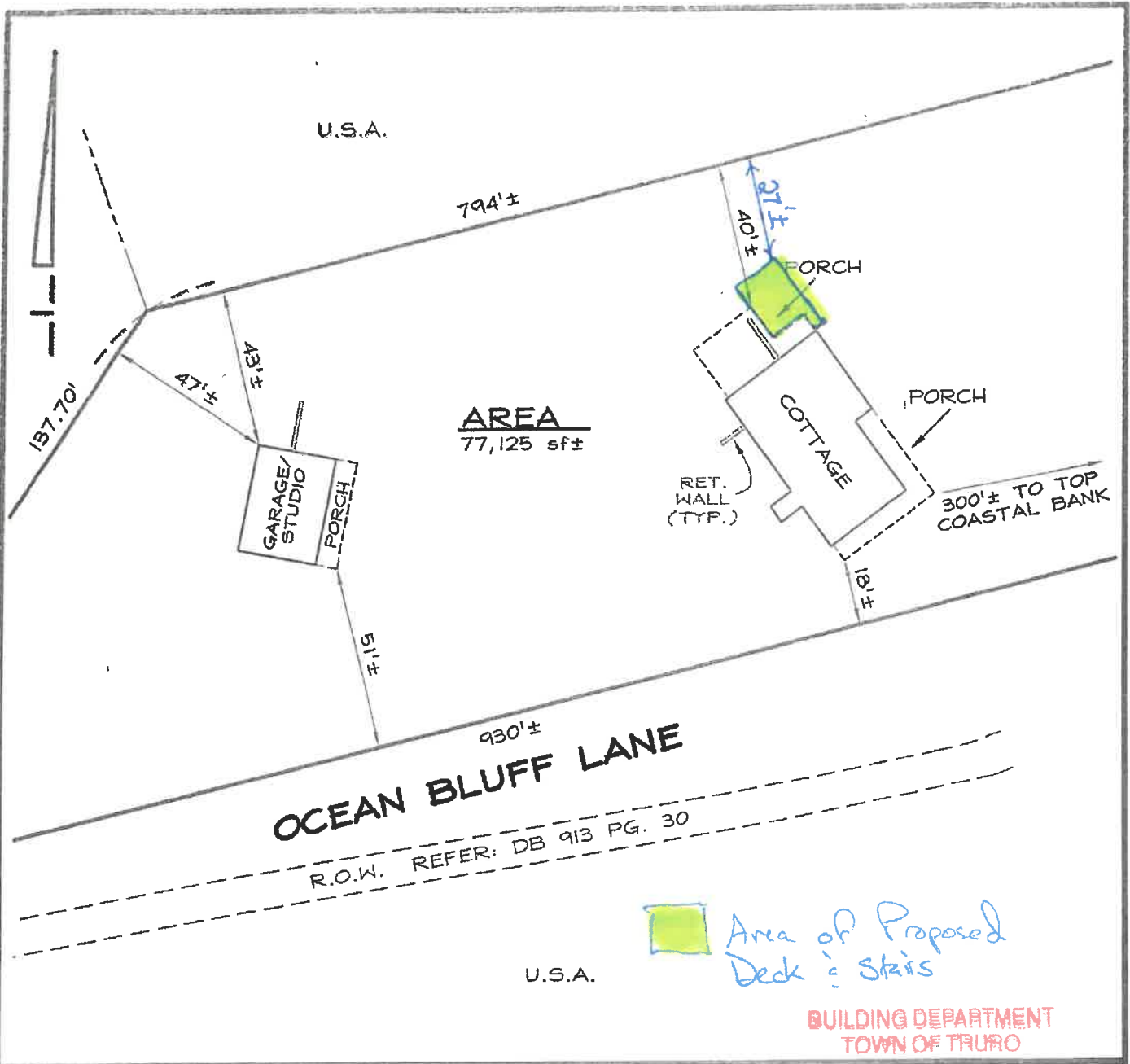
- Large Option Backplate: Diameter 7"
- Large Option Fixture: Width 11", Height 16.25", Depth 12.25", Weight 5.2Lbs


Zoning Table

Rev. 4/13/2023

Zoning District: NSD - Seashore
Assessor's Map 37 Parcel 6

	<u>Prior Approvals</u>	<u>Existing</u>	<u>Proposed</u>
Lot Area	117,113 s.f. (2.689 ac.)	no change	no change
Setback - South	17.04'	17.04'	appr. 9'
Number of Buildings	2	2	2
 <u>Lot Coverage:</u>			
Buildings	1,841 s.f.	2,150 s.f.	2,422 s.f.
Decks	1,013 s.f.	860 s.f.	1,406 s.f.
Parking Areas and Driveways	2,824 s.f.	2,824 s.f.	2,824 s.f.
Walkways	1,370 s.f.	1,370 s.f.	1,450 s.f.
 Total:	<hr/> 7,048 s.f. (6.0%)	<hr/> 7,204 s.f. (6.2%)	<hr/> 8,102 s.f. (6.9%)
 <u>Seashore District T.G.F.A.:</u>			
House (Basement)	0	658 s.f.	1,116 s.f.
House (1st)	1,182 s.f.	1,483 s.f.	1,782 s.f.
Studio / Garage (Basement)	0	0	0
Studio / Garage (1st)	660 s.f.	670 s.f.	670 s.f.
 Total:	<hr/> 1,842 s.f.	<hr/> 2,811 s.f.	<hr/> 3,568 s.f.



 Area of Proposed Deck & Stairs

**BUILDING DEPARTMENT
TOWN OF TRURO**

MAR 28 2023

RECEIVED BY:

PREPARED FOR:
KENNETH KUCHIN

- EXISTING CONDITIONS PLAN -


LOCATION: 12 OCEAN BLUFF LANE
TRURO, MA

SCALE: 1" = 40' DATE: 1-23-20

REFERENCE: ASSR'S MAP 37 PARCEL 6

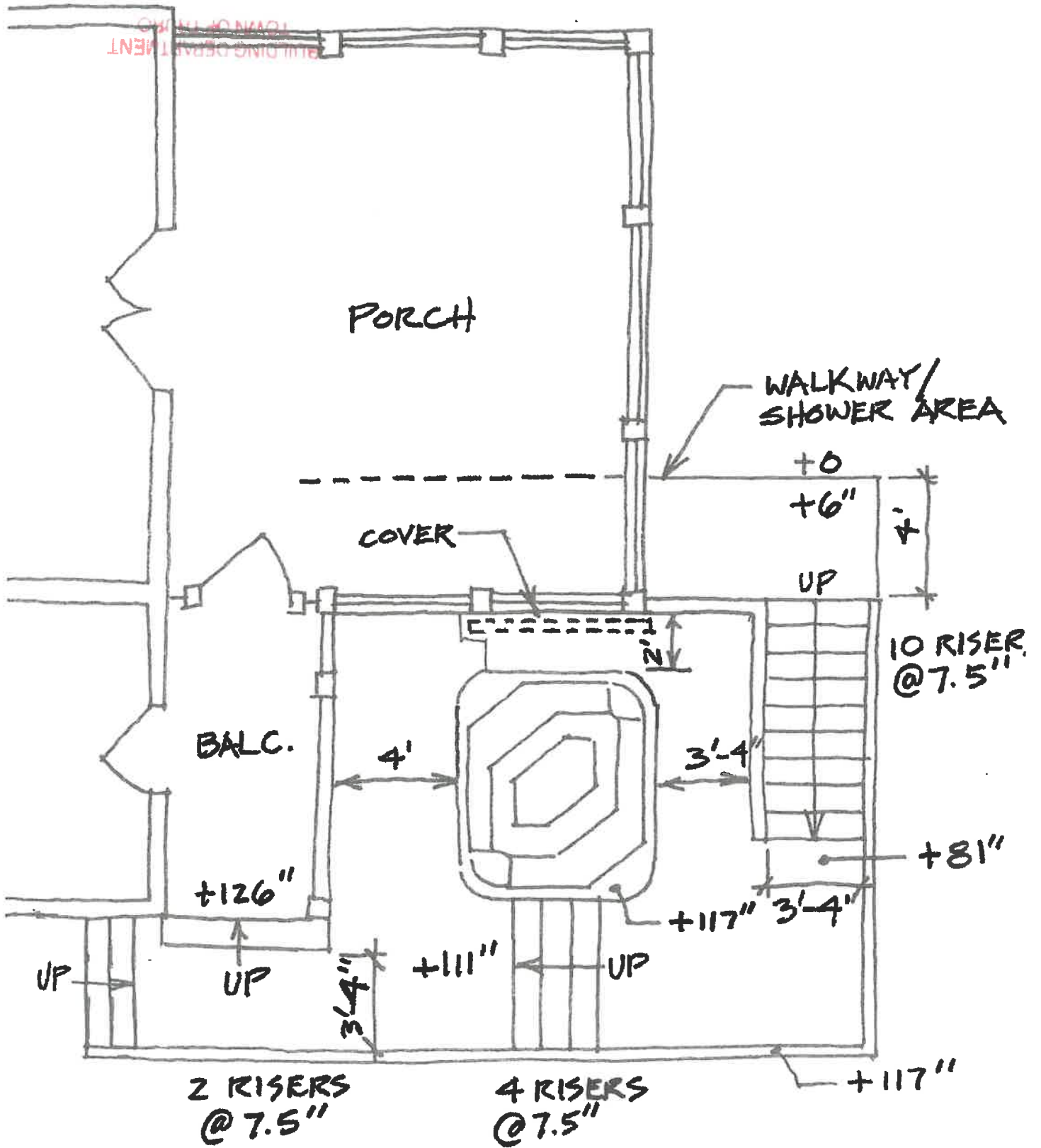
I HEREBY CERTIFY THAT THE BUILDINGS SHOWN ON THIS PLAN ARE LOCATED ON THE GROUND AS SHOWN HEREON.

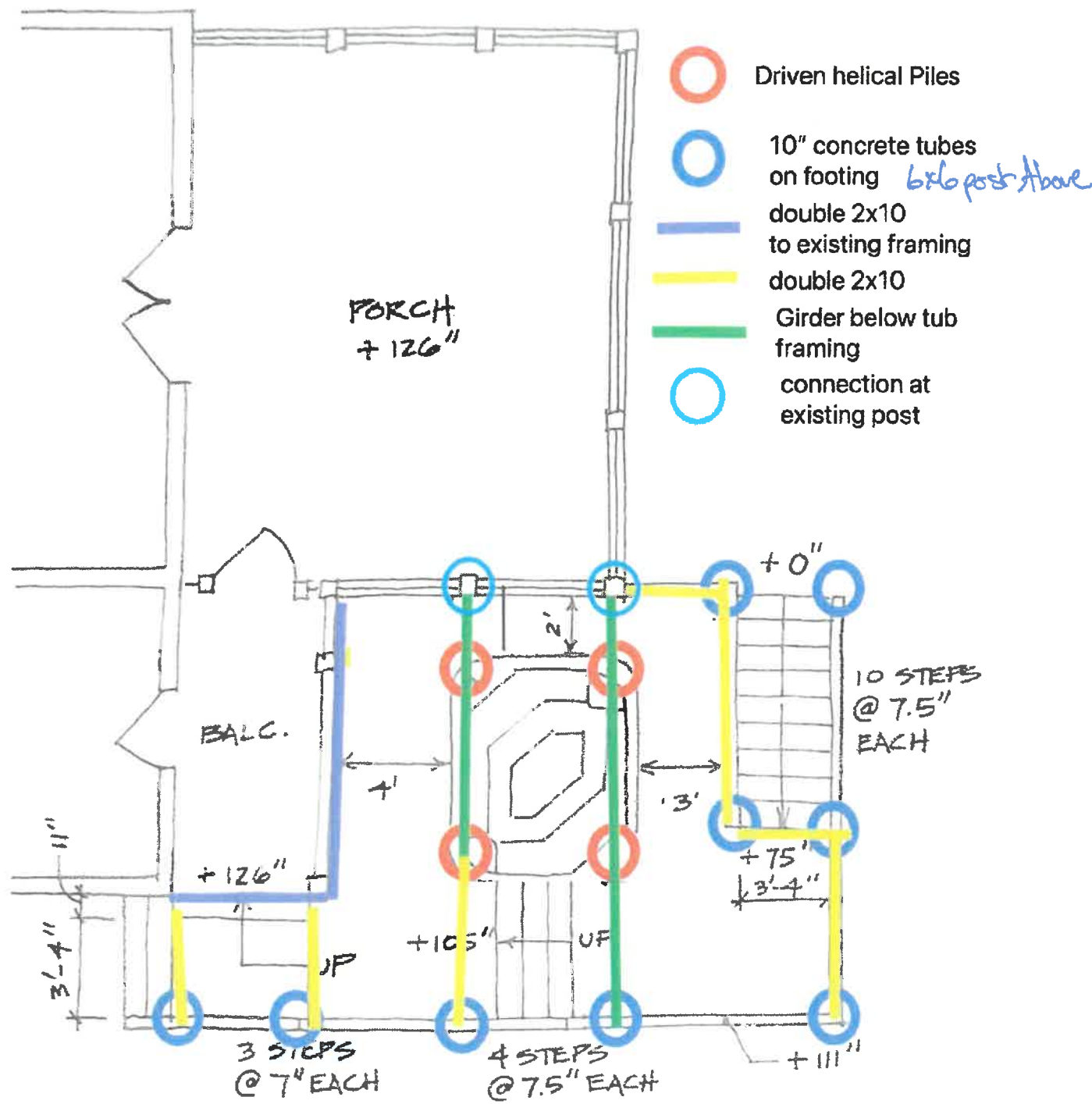
EAST CAPE ENGINEERING INC.
CIVIL ENGINEERS
LAND SURVEYORS
44 RTE. 26 ORLEANS, MASS.
(508) 255-7120


Timothy J. Brady
TIMOTHY J. BRADY P.E. DATE

DWG: 1707951T
JOB#: 17-079

RECEIVED BY:
MAR 28 2023
BUILDING DEPARTMENT
TOWN OF HAVANA





BUILDING DEPARTMENT
TOWN OF TRURO

MAR 28 2023

RECEIVED BY:







DATE: 07/29/14
 PROJECT: LAND COURT PLAN 14660 A
 SHEET NO. 1 OF 1

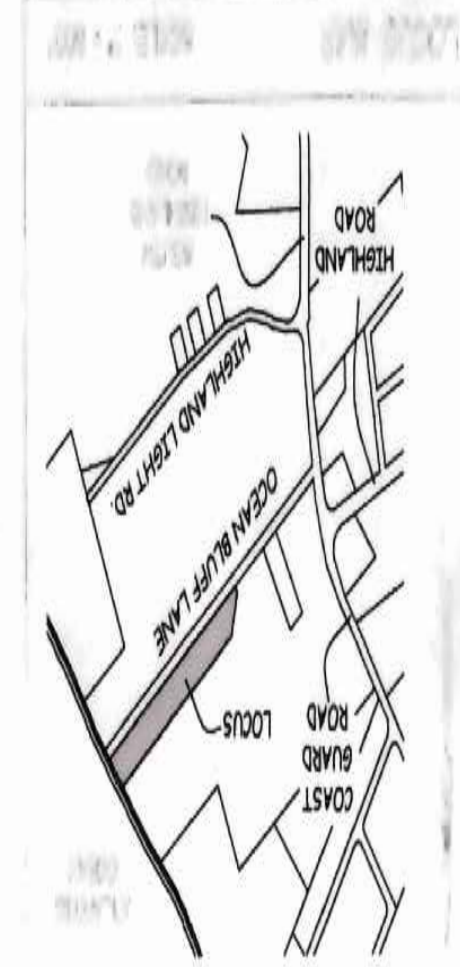
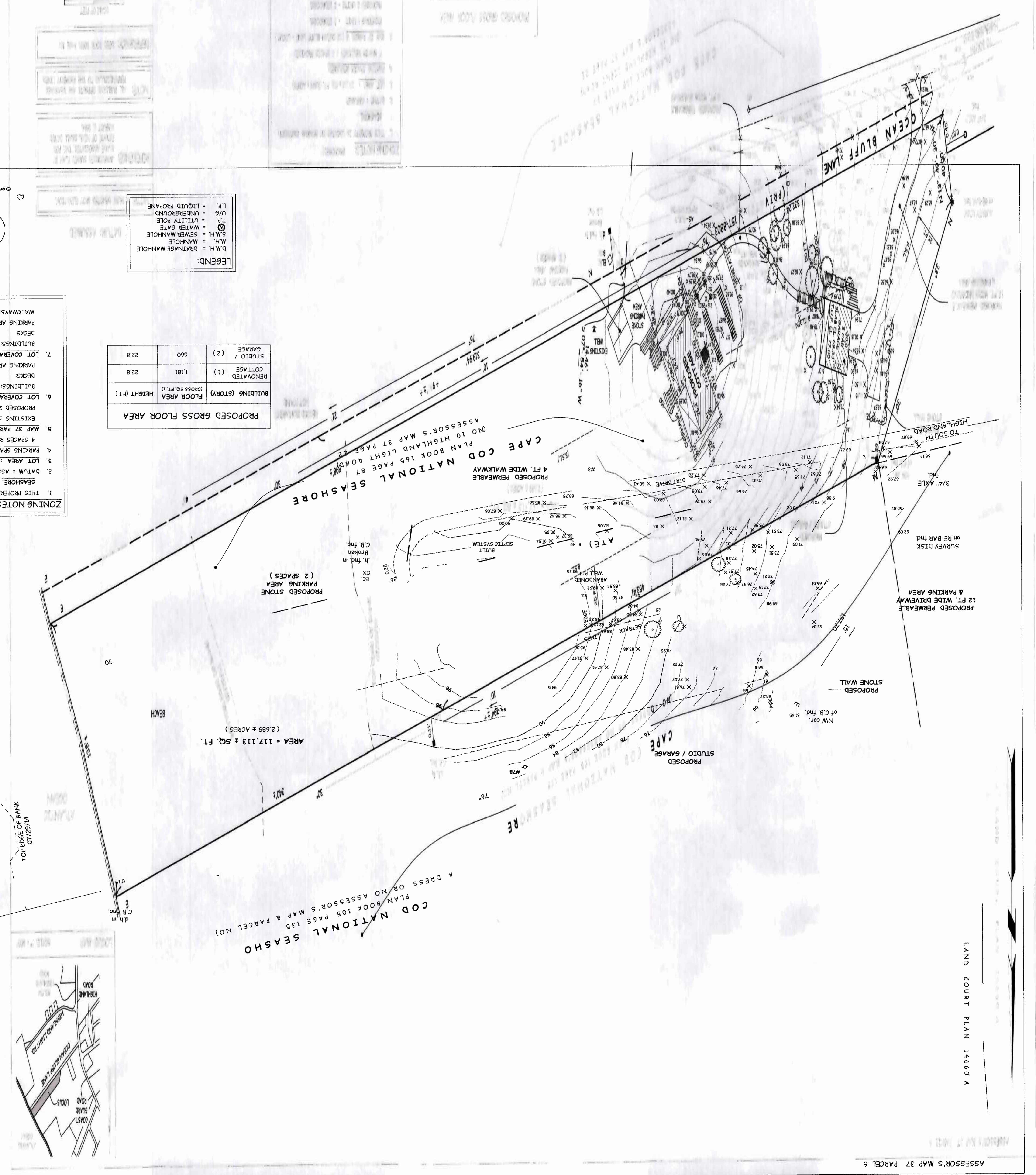
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LEGEND:
 D.M.H. = DRAINAGE MANHOLE
 S.M.H. = SEWER MANHOLE
 W.G. = WATER GATE
 U.P. = UTILITY POLE
 U/G. = UNDERGROUND
 L.P. = LIQUID PROPANE

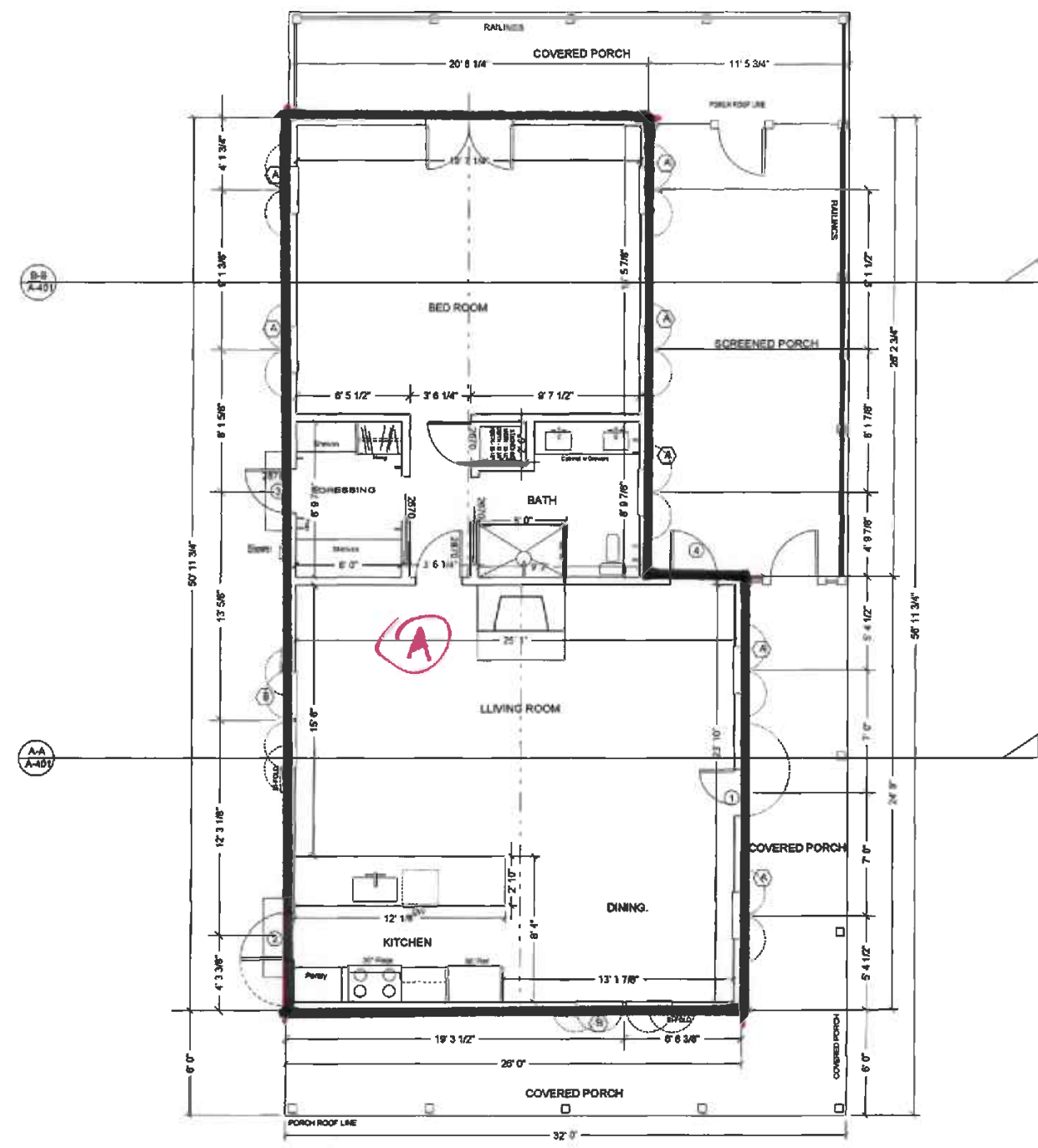
PROPOSED GROSS FLOOR AREA	FLOOR AREA HEIGHT (FT.)	STUDIO / GARAGE (2)	660	22.8
RENOVATED COTTAGE	(1)	1,181	22.8	

- ZONING NOTES:**
1. THIS PROPERTY
 2. DATUM = ASSUMED
 3. LOT AREA = 11
 4. PARKING SPACES
 5. MAP 37 PARCEL
 6. EXISTING 1 UN
 7. PROPOSED 2 UN
 8. LOT COVERAGE
 9. BUILDINGS
 10. DECKS
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LAND COURT PLAN 14660 A

1



1,182 sq

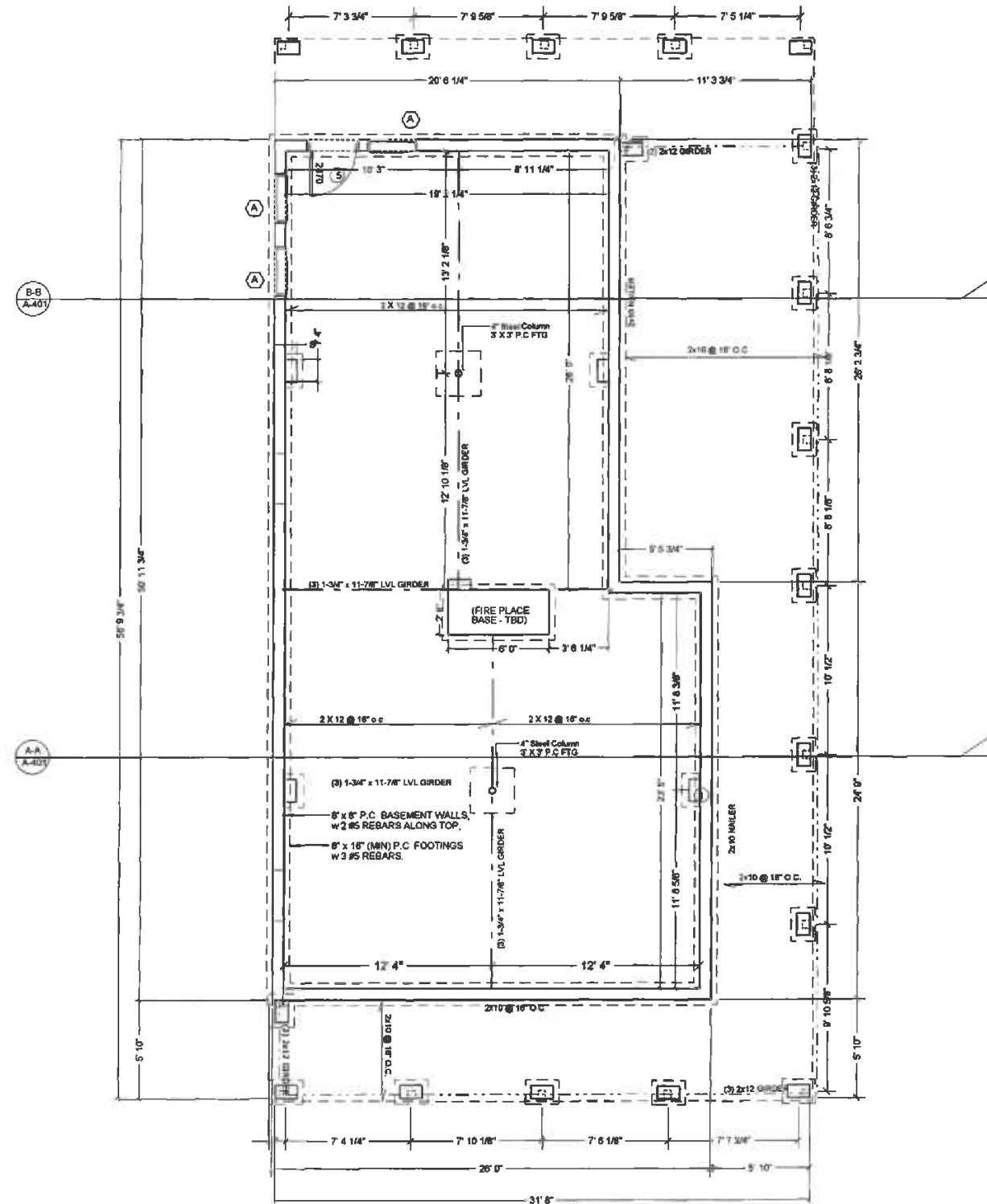
FIRST FLOOR

COTTAGE BASEMENT	1,182 SQ FT
COTTAGE 1ST	1,182 SQ FT
COVERED PORCH AREA	650 SQ FT

9/5/2017

SCHULZ / PHABODY Design Group P.O. BOX 2307 SOUTHAMPTON, NEW YORK 11969 (516) 283-7351 (EMAIL: MPPRAB@aol.com)		DATE
Kuchin/Morgan Residence 12 Ocean Bluff Lane Truro, MA.		2017/04/07 2017/04/18 2017/05/08 2017/09/05
FIRST FLOOR		SHEET
SCALE 1/8" = 1'		A-202

2



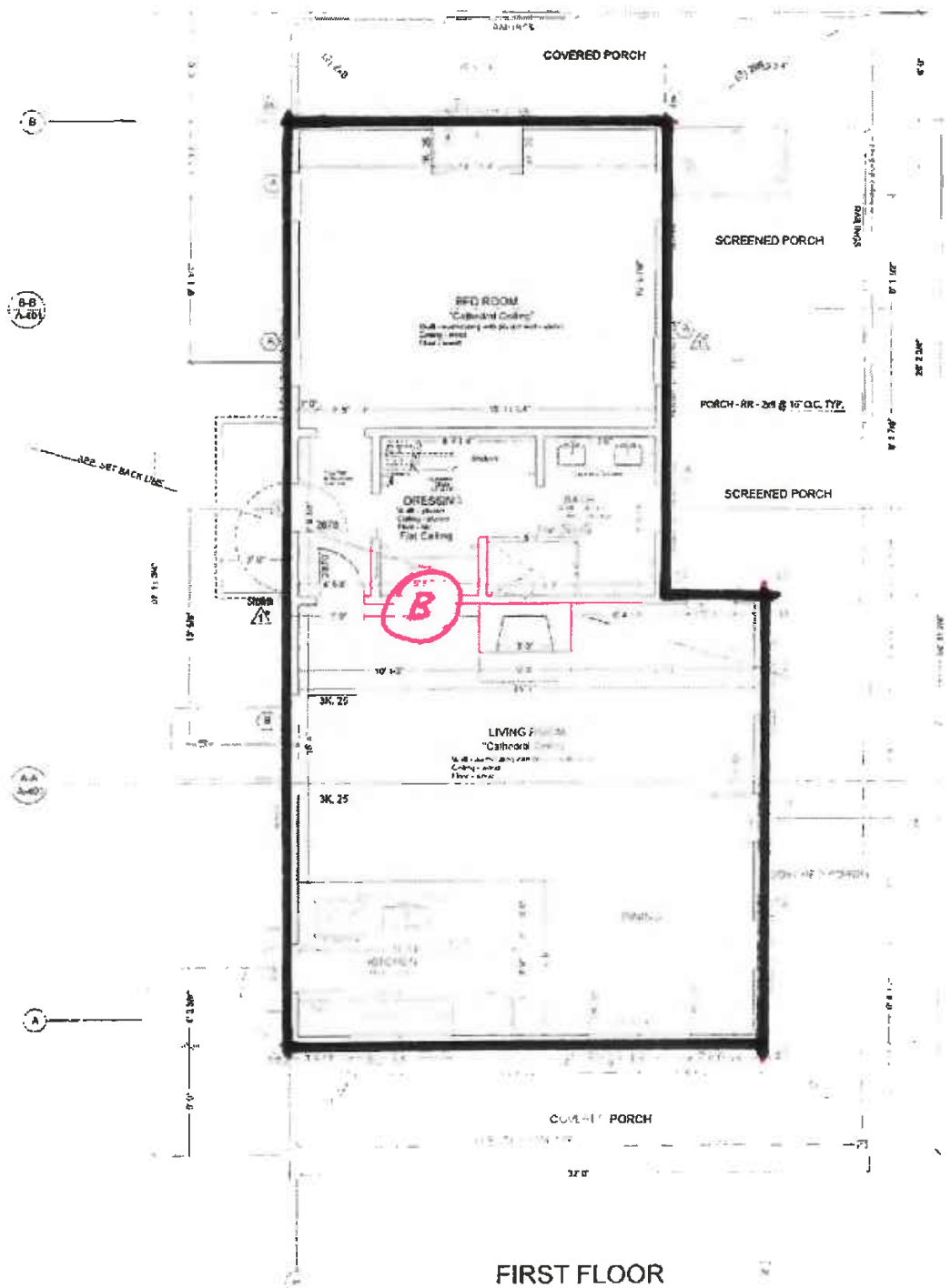
BASEMENT PLAN

COTTAGE BASEMENT	1,182 SQ FT
COTTAGE 1ST	1,182 SQ FT
COVERED PORCH AREA	680 SQ FT

9/5/2017

SCHULZ / PRABODY Design Group P.O. BOX 2367 SOUTHAMPTON, NEW YORK 11969 (631) 283-7221 (EMAIL: info@schulzprabody.com)	
Kuchin/Morgan Residence 12 Ocean Bluff Lane Truro, MA.	DATE 2017/04/07 2017/04/18 2017/06/30 2017/09/06
BASEMENT PLAN	SHEET A-201
SCALE: 1" = 4'	

3



1,182

FIRST FLOOR

NOTES: - PORCH FRAM -
WIND DESIGN 110MPH EXPC.

5/20/2018

SLIHL/ ARCHY Design Group
P.O. BOX 100
SOUTHAMPTON, NEW YORK 11969
(516) 467-1111 FAX: (516) 467-1111

Kurbin/Morgan Residence
12 Ocean Bluff Lane
Truro, MA.

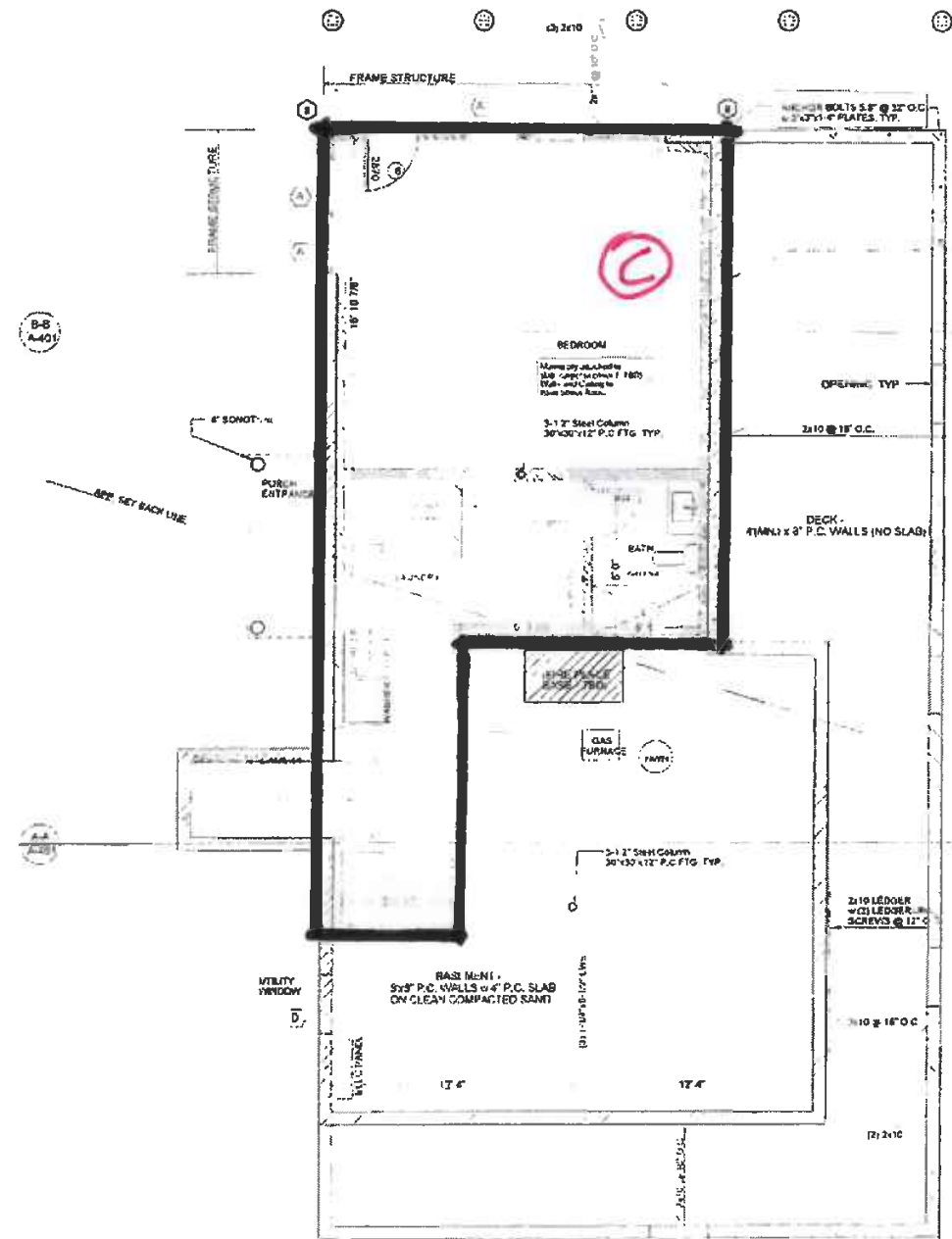
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10/20/07
02/04/10
2017-08-20
2017-09-13
2017-11-30
2018-03-15
2018-05-20

FIRST FLOOR

SCALE 1/4" = 1'-0"

SHEET
A-20

4



BASEMENT PLAN

NOTES: - PORCH FRAM - WIND DESIGN 110MPH EXPC

5/20/2018

SCHLECK PLUMBING ENGINEERS
P.O. BOX 2507
SOUTHAMPTON, NEW YORK 11967
609.254.7244 FAX 609.254.7243

Kuchin/Morgan Residence
17 Ocean Bluff Lane
Truro, MA.

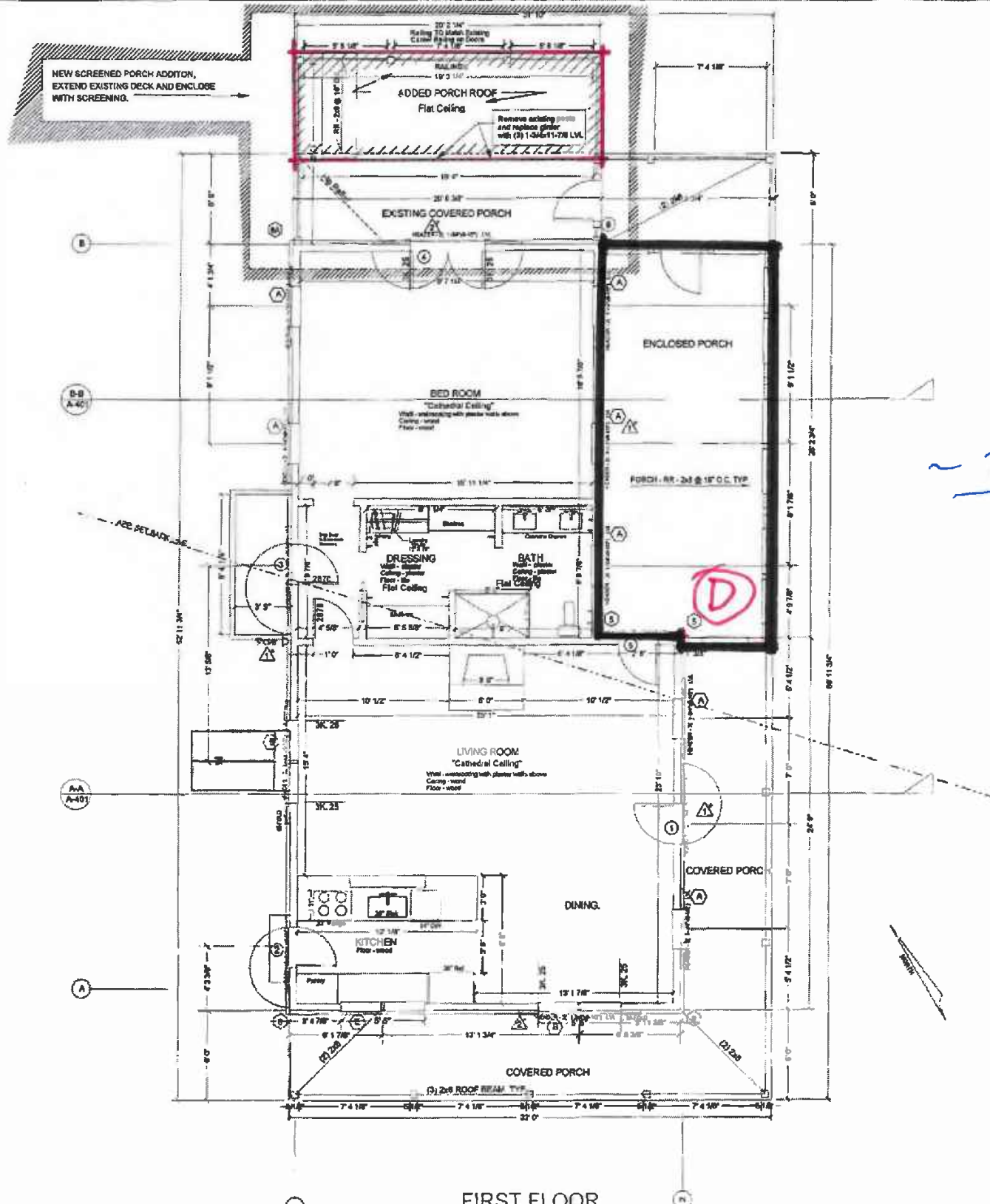
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20170913
20171130
20180115
20180420

BASEMENT PLAN

SCALE 1" = 4'

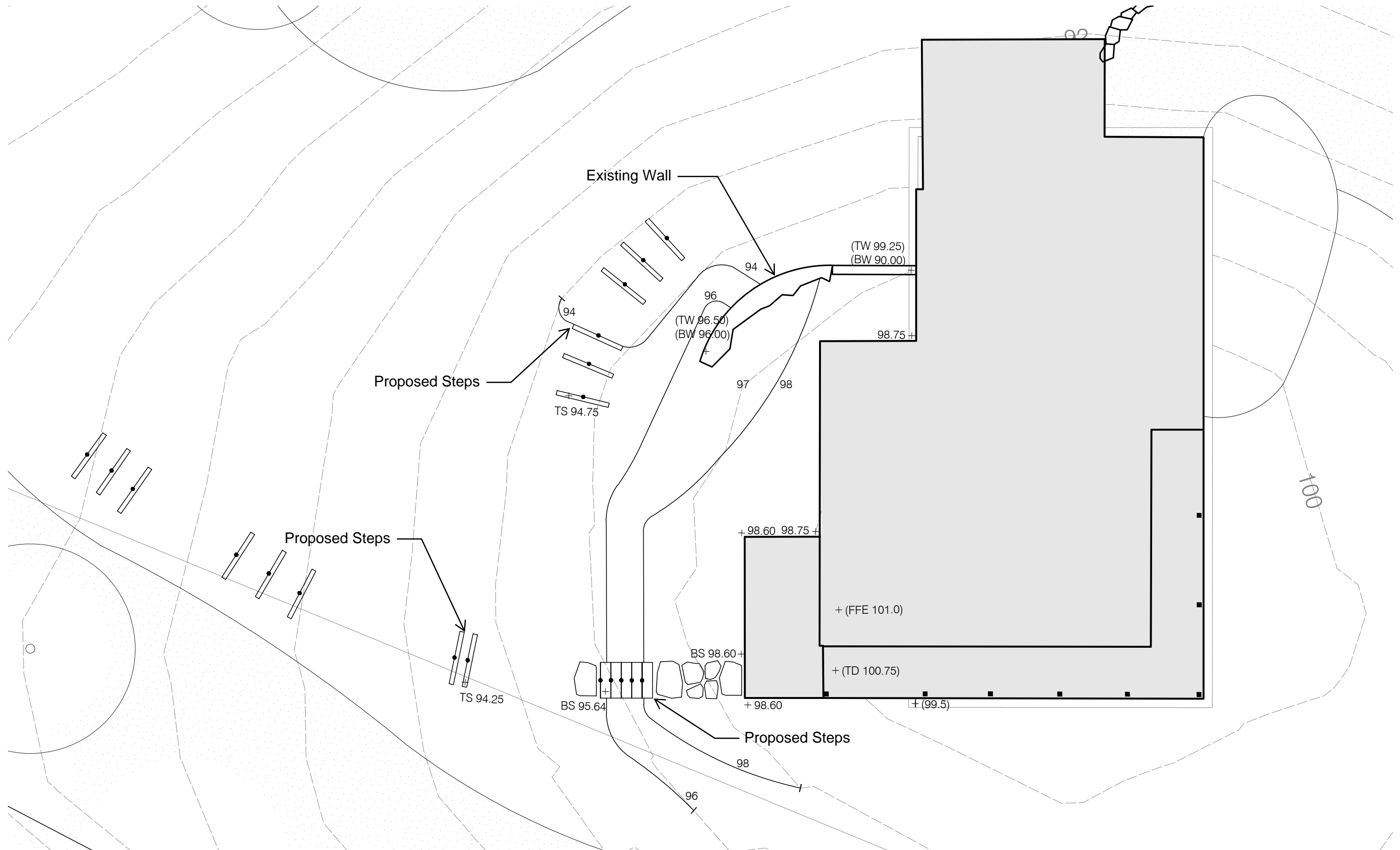
B-1607
A-200a

5.



10/9/2019

SCHULZ / PEABODY Design Group P.O. BOX 2307 SOUTHAMPTON, NEW YORK 11969 (607) 287-9271 (EMAIL: info@schulzpeabody.com)	
Kuchin/Morgan Residence 12 Ocean Bluff Lane Truro, MA.	DATE 20170407 20170418 20170520 20170913 20171120 20180316 20180520 20181008
FIRST FLOOR	



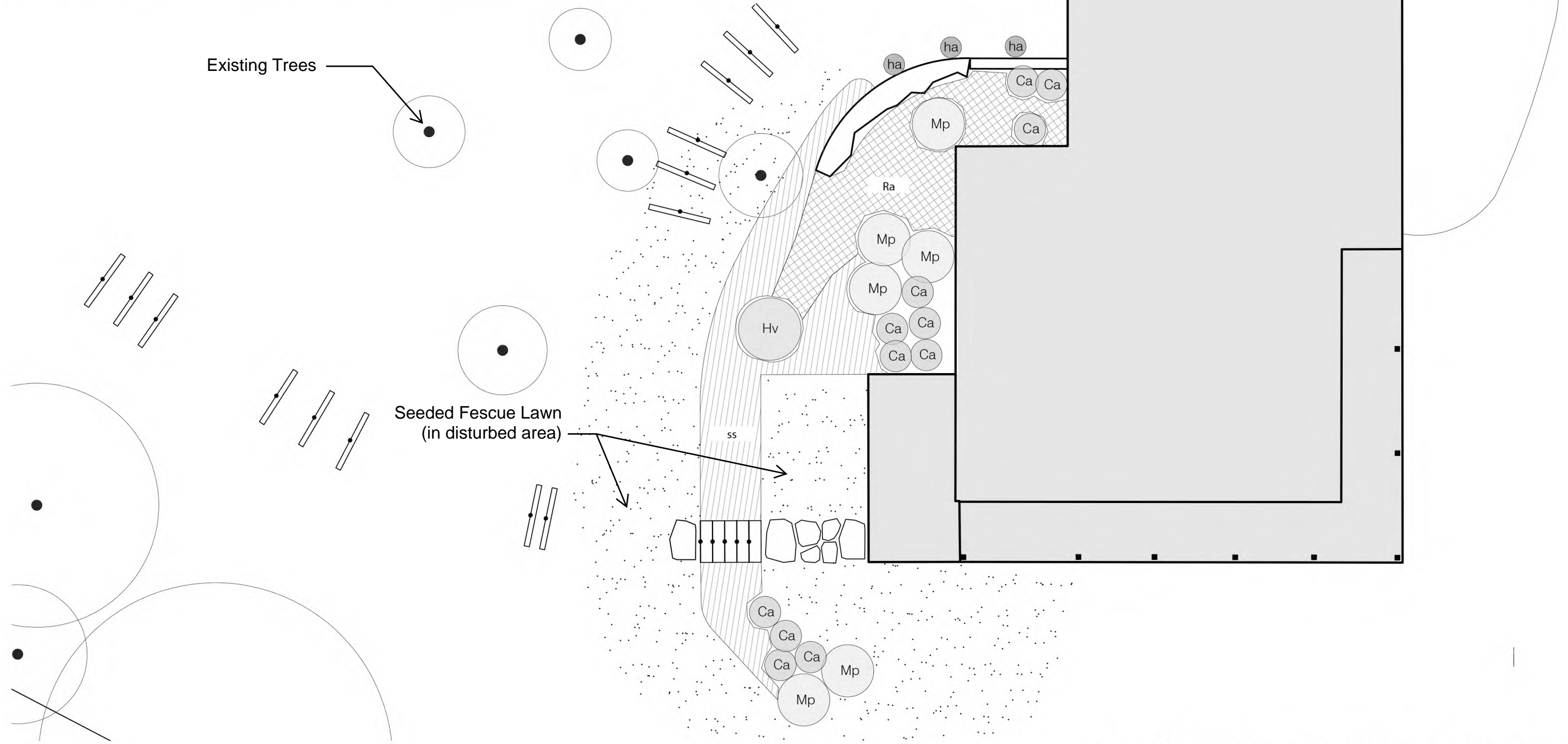
GRADING PLAN
 Rowe Jacobson
 12 Ocean Bluff Lane
 Truro, MA
 March 27, 2023

LJ LEBLANC JONES LANDSCAPE ARCHITECTS, INC.
 535 Albany Street No 5A | Boston, MA 02118 | 617.426.6475 | leblancjones.com

Scale 1" = 10'

0' 10' 15'

PLANT LIST						
DECIDUOUS SHRUBS						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
Ca	12	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	#5	cont.	3' o.c.
Hv	1	<i>Hamamelis virginiana</i>	Common Witch-hazel	4' Ht.	cont.	6' o.c.
Mp	6	<i>Myrica pensylvanica</i>	Northern Bayberry	#5	cont.	5' o.c.
Ra	15	<i>Rhus aromatica</i> 'Grow Low'	Grow Low Sumac	#1	cont.	36" o.c.
VINES AND GRASES						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
ha	3	<i>Hydrangea anomala petiolaris</i>	Climbing Hydrangea	#1	cont.	
ss	50	<i>Schizachyrium scoparium</i>	Little Bluestem		plug	18" o.c.

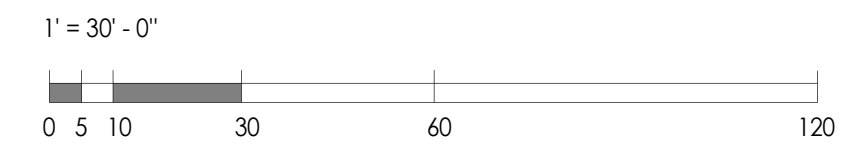
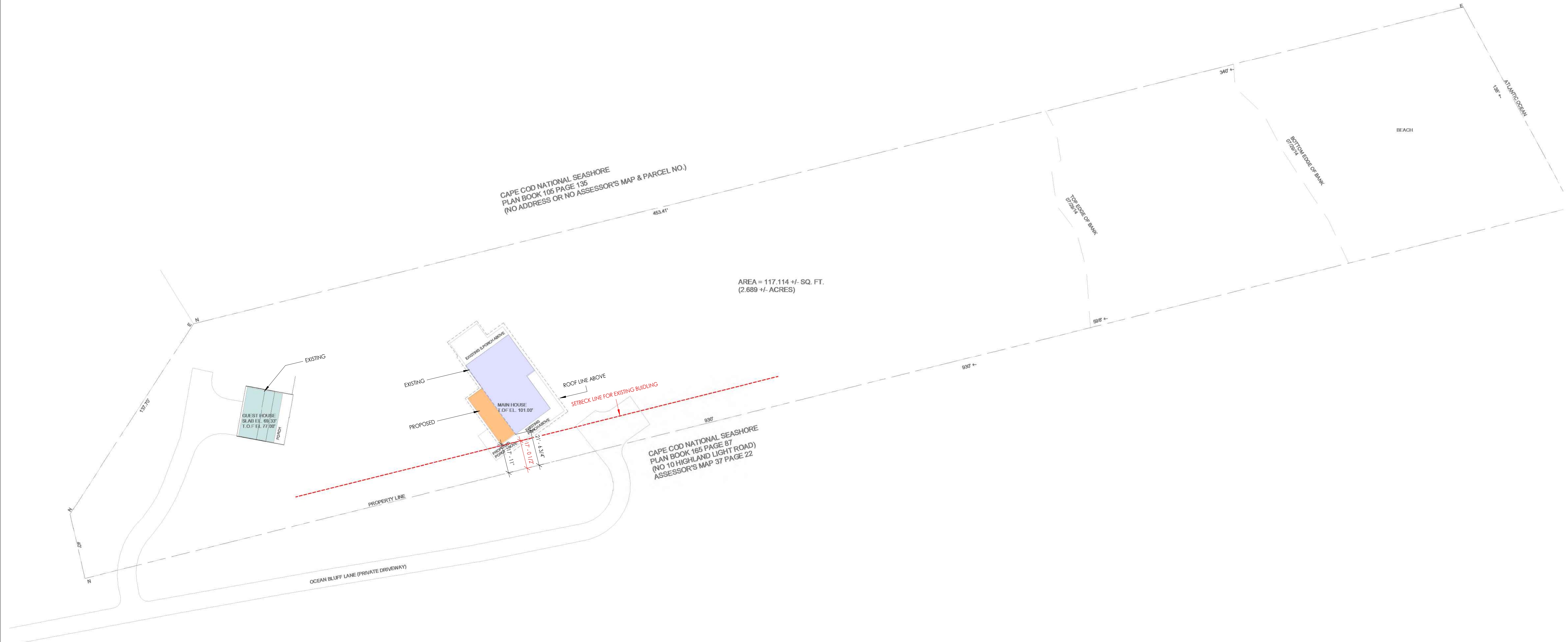


PLANTING PLAN
 Rowe Jacobson
 12 Ocean Bluff Lane
 Truro, MA
 March 27, 2023

LEBLANC JONES LANDSCAPE ARCHITECTS, INC.
 535 Albany Street No 5A | Boston, MA 02118 | 617.426.6475 | leblancjones.com

Scale 1" = 10'

0' 10' 15'



ROWE JACOBSON
12 Ocean Bluff, North Truro MA

ISSUE DATES:

PERMIT SET: 09/07/22

IFC: 09/07/22

REVISIONS:

2	10.13.22	Issue for Permitting
3	11.29.22	Revision
4	12.21.22	Revision

DRAWN BY: SA
CHECKED BY: JN

ARCHITECTURAL SITE PLAN

ISSUE DATES:

PERMIT SET: 09/07/22

IFC 09/07/22

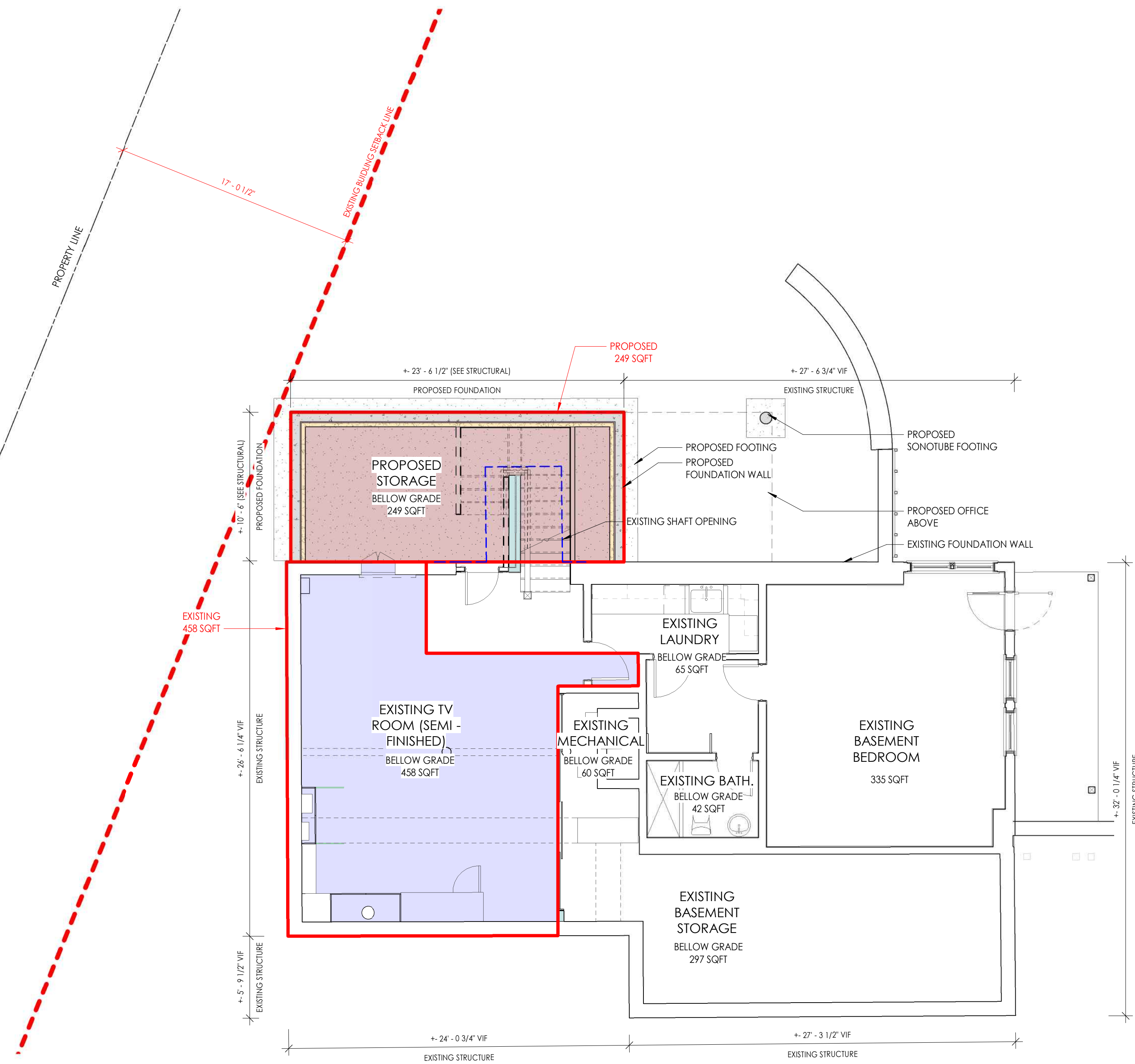
REVISIONS:

1	09.07.22	Issue for Permitting
2	10.13.22	Issue for Permitting
3	11.29.22	Revision
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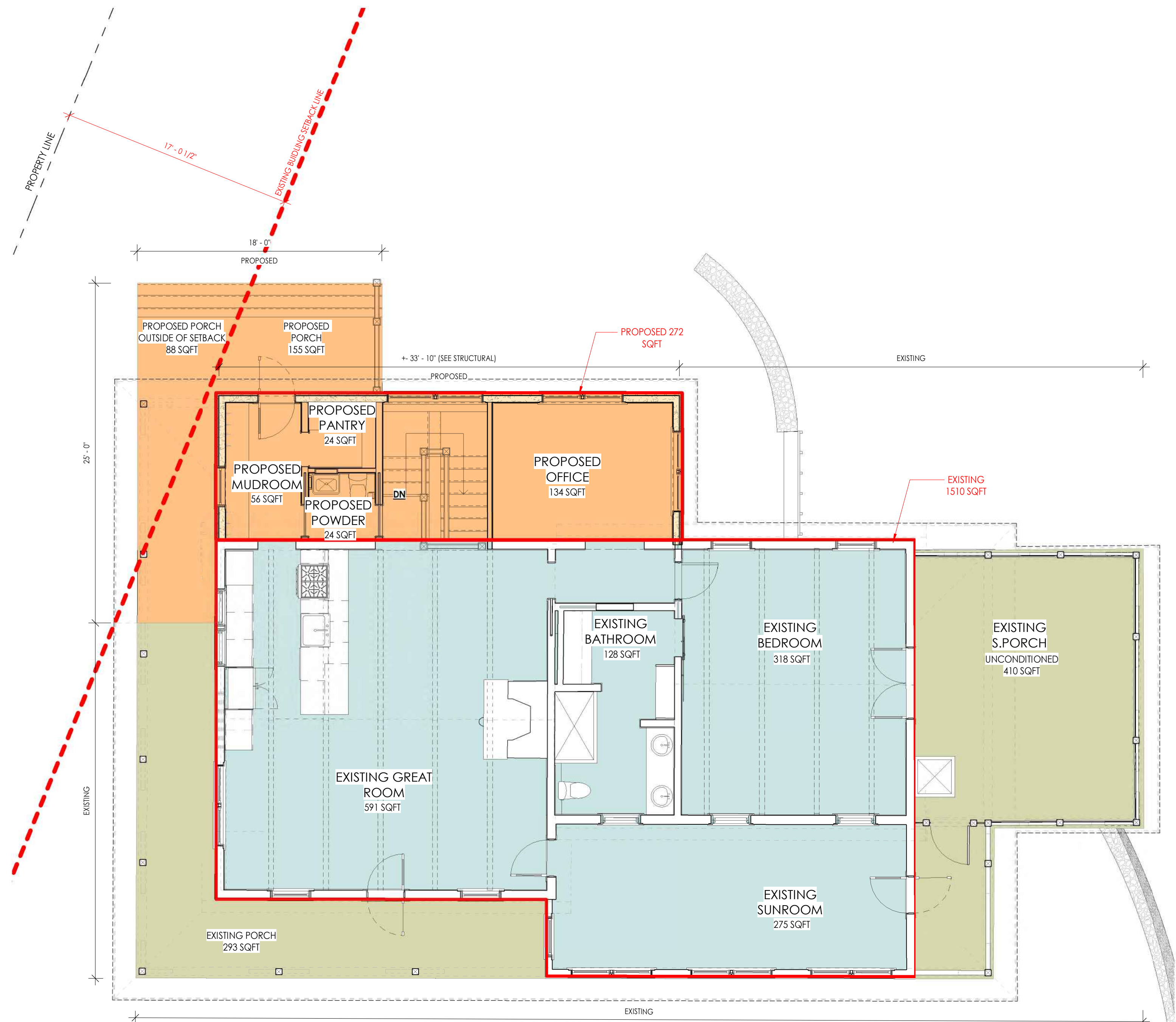
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MAIN HOUSE
AREA STUDY

A030

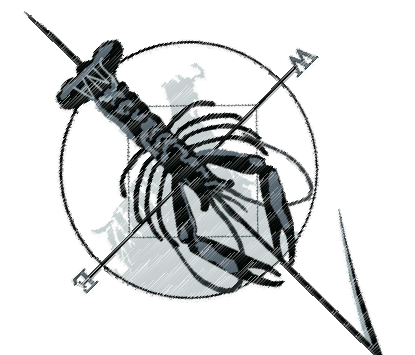
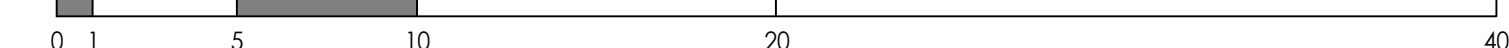


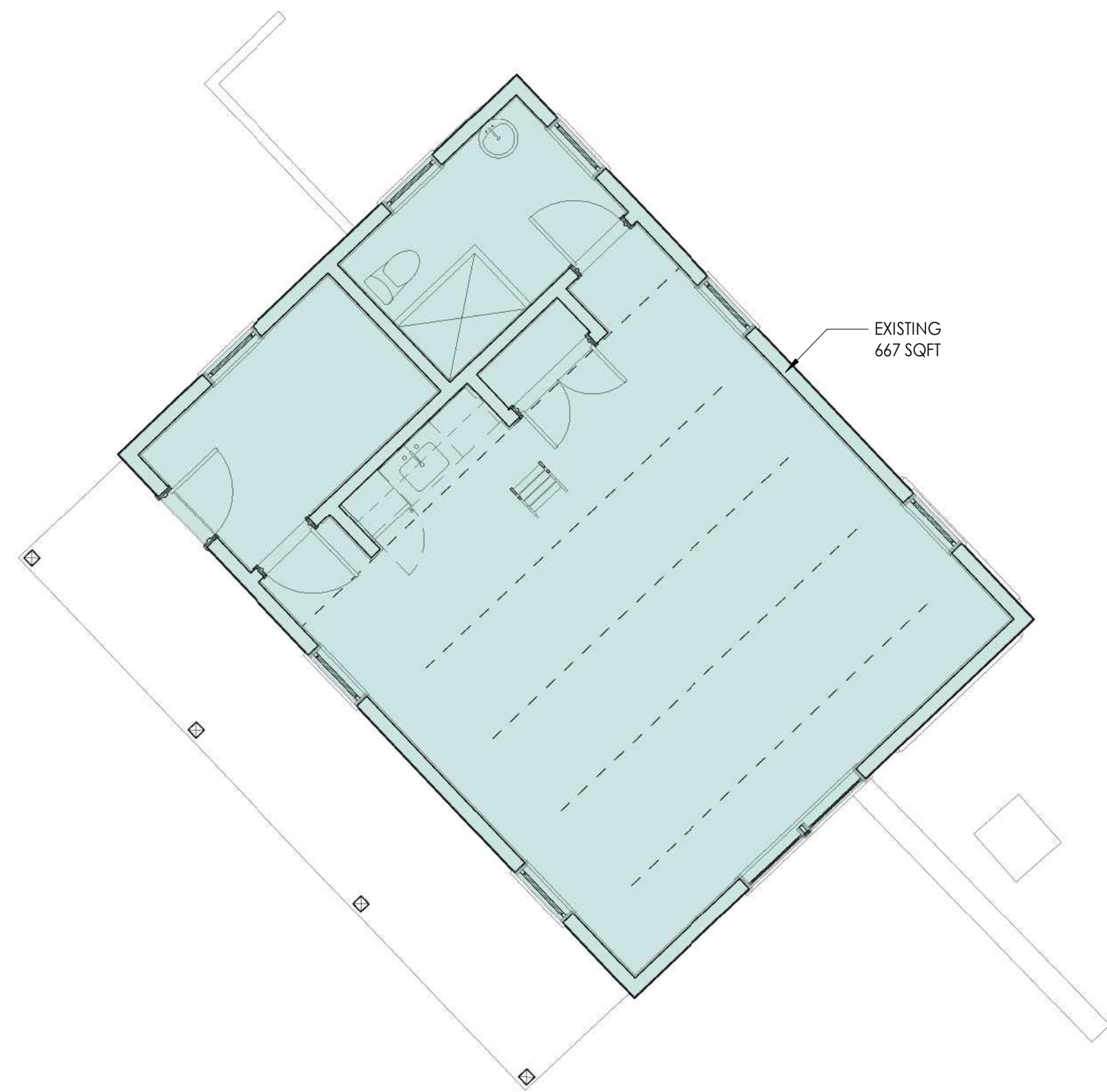
2 MAIN HOUSE AREA STUDY BASEMENT PLAN
3/16" = 1'-0"



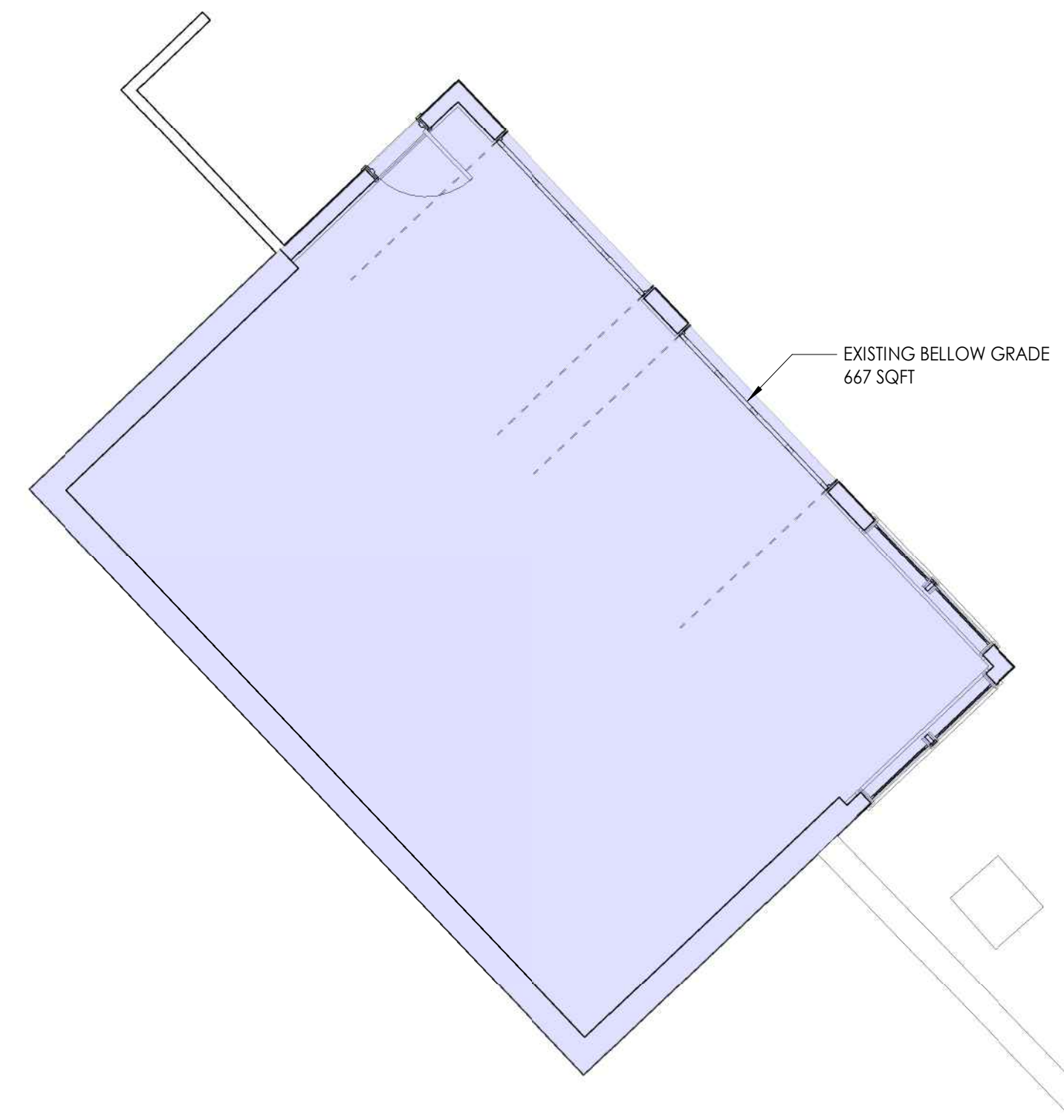
1 MAIN HOUSE AREA STUDY FIRST FLOOR
3/16" = 1'-0"

3/16" = 1'-0"

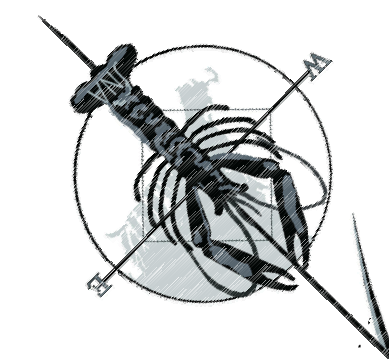
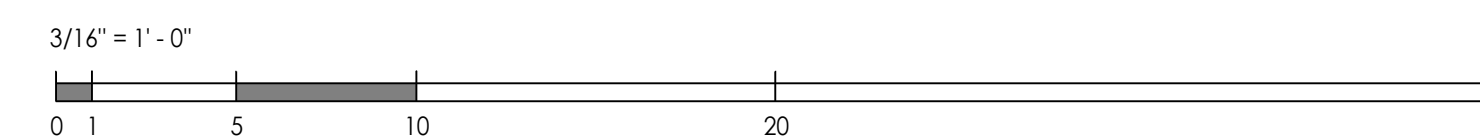




② GUEST HOUSE AREA STUDY FIRST FLOOR
3/16" = 1'-0"



① GUEST HOUSE AREA STUDY GARAGE
3/16" = 1'-0"



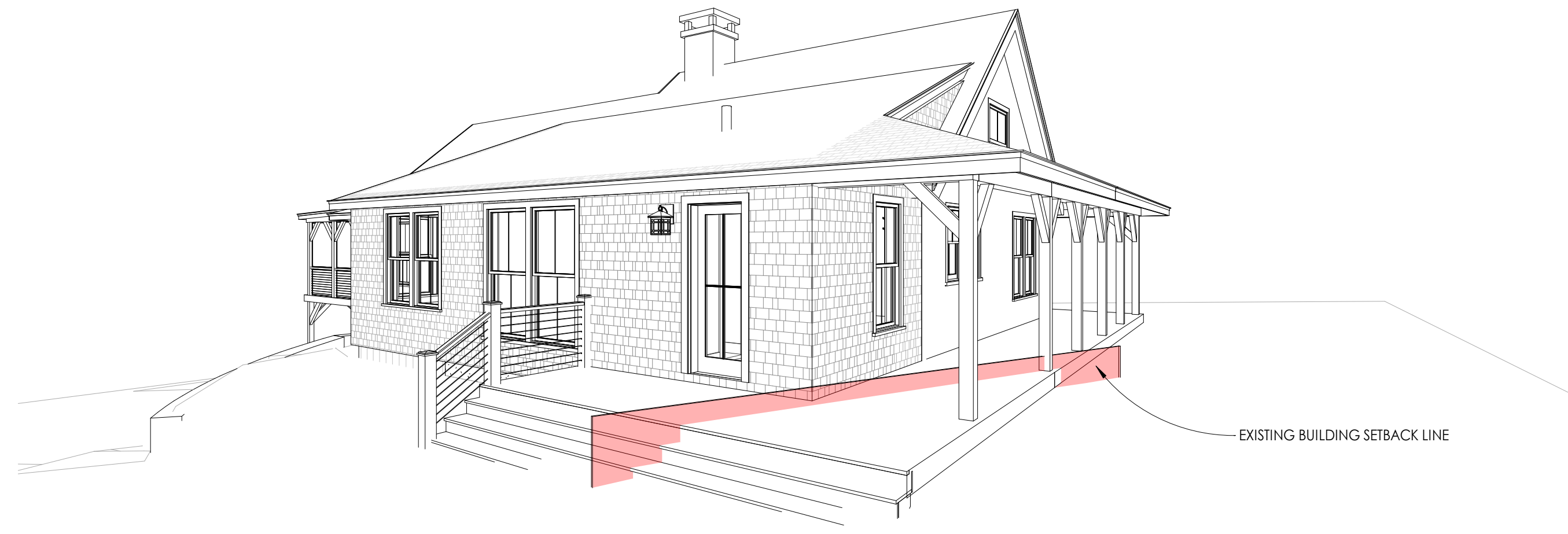
ROWE JACOBSON
12 Ocean Bluff, North Truro MA

ISSUE DATES:	
PERMIT SET:	09/07/22
IFC:	09/07/22
REVISIONS:	
2 10.13.22	Issue for Permitting

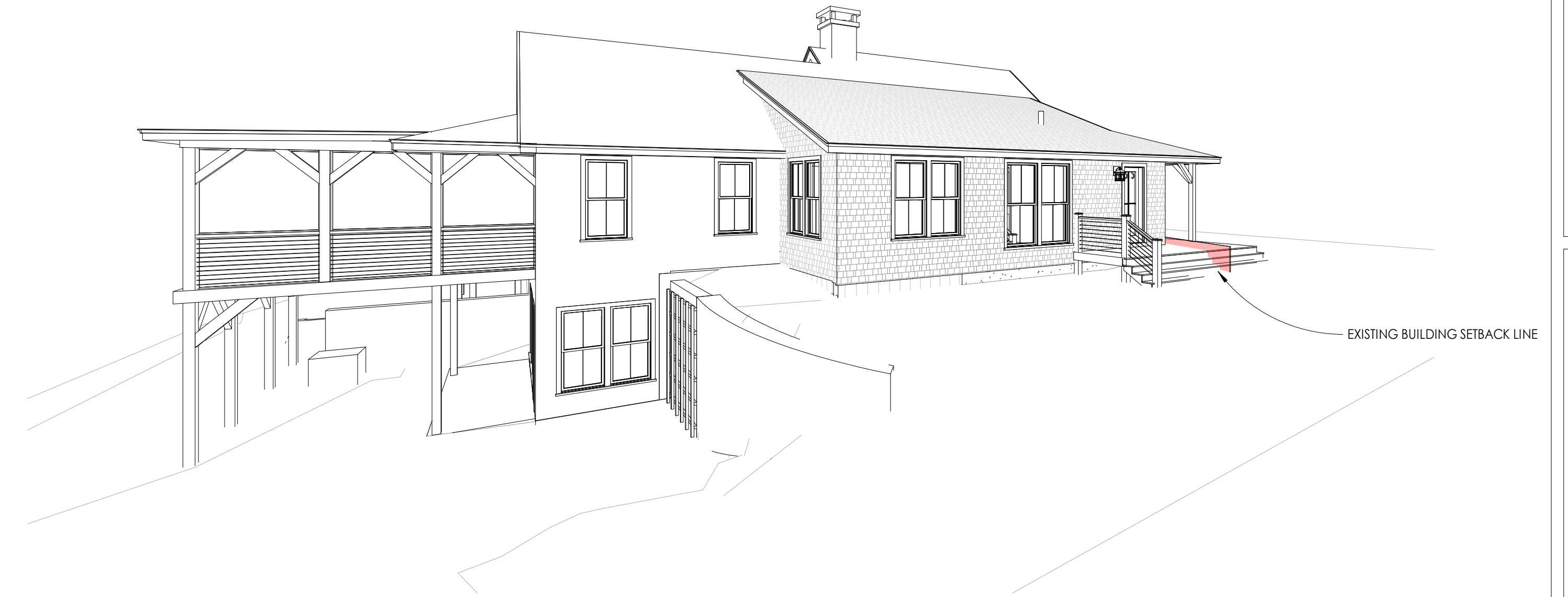
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GUEST HOUSE
AREA STUDY

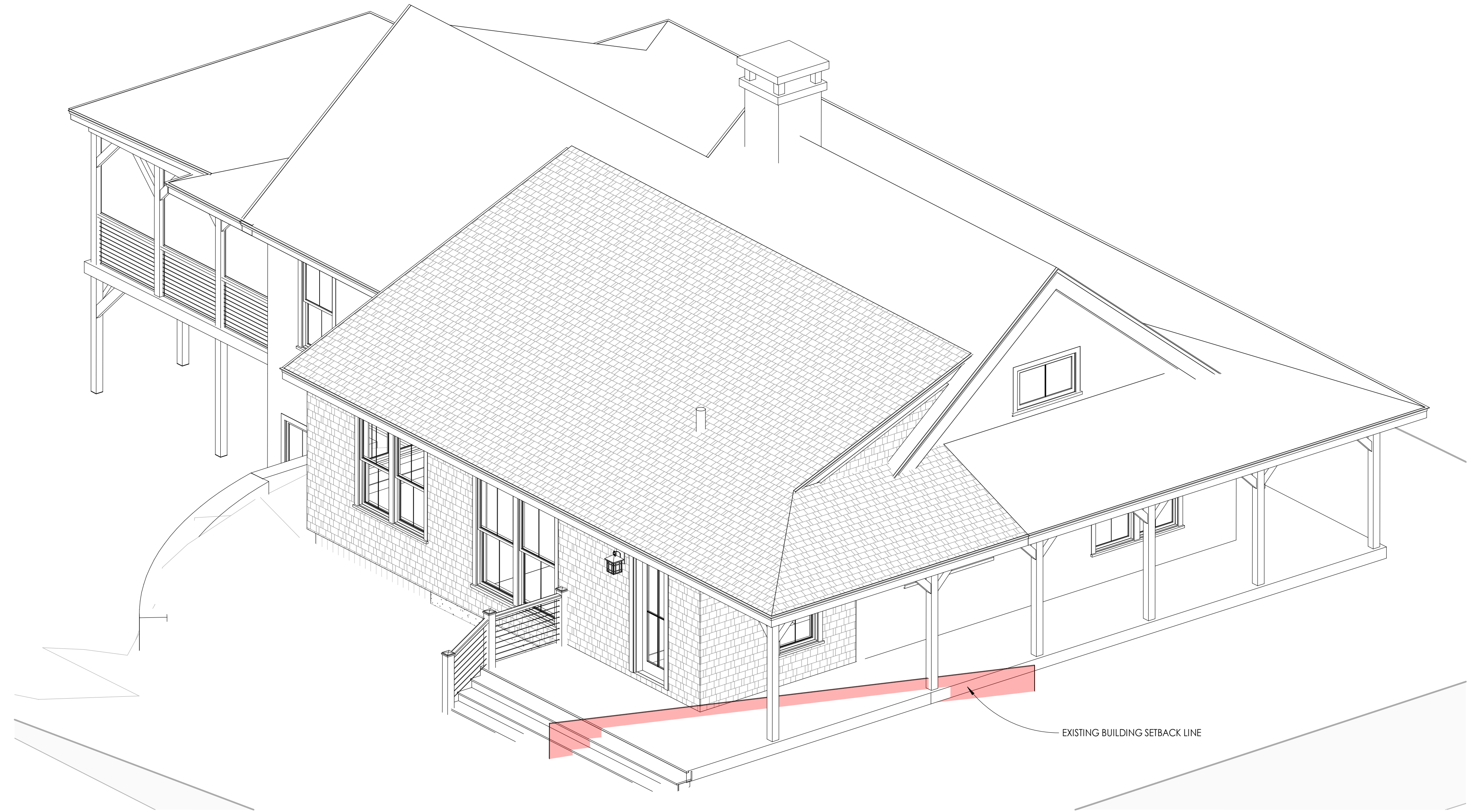
A031



3 EXTERIOR PERSPECTIVE 2 W. SETBACK LINE



2 EXTERIOR PERSPECTIVE 1 W. SETBACK LINE



1 AXONOMETRIC VIEW 1 W. SETBACK LINE

ISSUE DATES:
 PERMIT SET: 09/07/22
 IFC: 09/07/22

REVISIONS:

1	09.07.22	Issue for Permitting
2	10.13.22	Issue for Permitting
4	12.21.22	Revision

DRAWN BY: SA
CHECKED BY: JN

3D VIEWS
EXTERIOR

A040