



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 8-15-23

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

1. 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 6D, A of the Truro Zoning Bylaw concerning (describe) DIMENSIONAL REQUIREMENTS PROPOSED CONSTRUCTION DOES NOT MEET 25' FRONT SETBACK

APPLICATION FOR SPECIAL PERMIT 19' 1"

- Applicant seeks approval and authorization of uses under Section _____ of the Truro Zoning Bylaw concerning (describe) _____
- Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section _____ of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning (describe) _____

Property Address 5 HIGHLAND AVE. Map(s) and Parcel(s) 22 / 33

Registry of Deeds title reference: Book 12024, Page 144, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name J Michael Roffi

Applicant's Legal Mailing Address 303 Fells Way West Medford MA 02155

Applicant's Phone(s), Fax and Email MICHAELROFFI@gmail.com 617-247-0021

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 J Michael Roffi

Representative's Name and Address Ronald Slowek

Representative's Phone(s), Fax and Email 508-360-5457 RSlowek@comcast.net

2. The completed application shall also be submitted electronically to the Planning Department Administrator at esturdv@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)

Ronald Slowek
Applicant(s) Representative Printed Name(s)

Ronald Slowek
Applicant(s) Representative Signature

J. Michael Roffi
Owner(s) Printed Name(s) or written permission

J. Michael Roffi
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



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PETITION FOR VARIANCE – Applicant requests a variance from the terms Section _____ of the Truro Zoning Bylaw concerning (describe) _____

APPLICATION FOR SPECIAL PERMIT

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~~501~~ ⁵⁰¹ DIMENSIONAL REQUIREMENT MIN. 10' FRONTAGE SIDE SET BACK YEAR Bldg 1951

Property Address 5 Highland Ave. Map(s) and Parcel(s) 22-33

Registry of Deeds title reference: Book 12004, Page 144, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # PLAN BOOK 106 PAGE 57

Applicant's Name RONALD SLOWEK

Applicant's Legal Mailing Address 481 Holly Ave. Brewster MA 02631

Applicant's Phone(s), Fax and Email 508-360-5457 R.SLOWEK@COMCAST.NET

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 Michael J. Roffi 303 Fellsway West New Bedford MA

Representative's Name and Address Ronald Slowek 481 Holly Ave Brewster MA 02631

Representative's Phone(s), Fax and Email 508-360-5457 R.SLOWEK@COMCAST.NET MA 02631

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)

Ronald Slowek
Applicant(s)/Representative Printed Name(s)

Ronald Slowek
Applicant(s)/Representative Signature

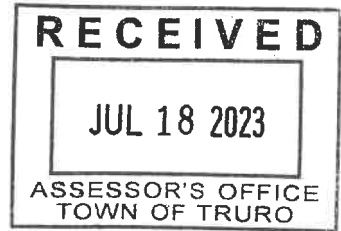
Michael Roffi
Owner(s) Printed Name(s) or written permission

Michael Roffi
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



TOWN OF TRURO
Assessors Office
Certified Abutters List
Request Form



DATE: 7-15-2023
NAME OF APPLICANT: RONALD SLOWEK/Highland Builders
NAME OF AGENT (if any): _____
MAILING ADDRESS: 481 Holy Ave Brewster MA, 02631
CONTACT: HOME/CELL 508-360-5457 EMAIL R.Slowek@Comcast.net
PROPERTY LOCATION: 5 Highland Ave Truro MA, 02
(street address)
PROPERTY IDENTIFICATION NUMBER: MAP 22 PARCEL 33 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR:
(please check all applicable)

FEE: \$15.00 per checked item

(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: 7/18/2023 Date completed: 7/18/2023
List completed by: [Signature] Date paid: 7/18/2023 Cash/Check #8492

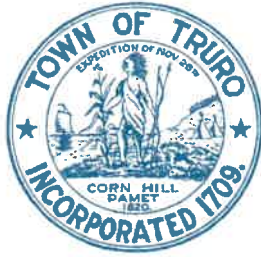
¹Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.

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: July 18, 2023

To: Ronald Slowek of Highland Builders

From: Assessors Department

Certified Abutters List: 5 Highland Avenue (Map 22, Parcel 33)

Zoning Board of Appeals/ Special Permit

Attached is a combined list of abutters for the property located at 5 Highland Avenue.

The current owner is J. Michael Roffi.

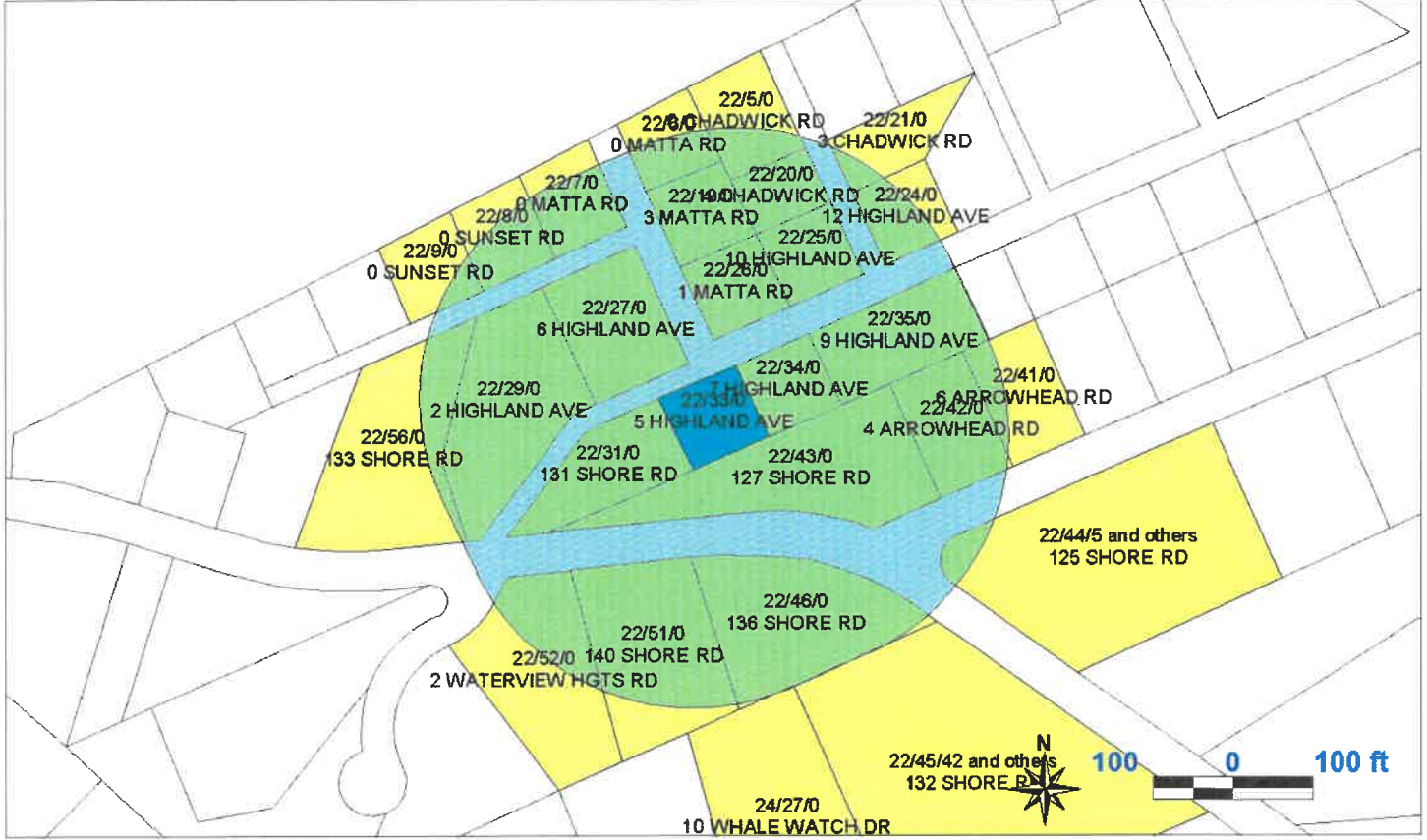
The names and addresses of the abutters are as of July 14, 2023 according to the most recent documents received from the Barnstable County Registry of Deeds.

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 22/33/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
493	22-5-0-E	TOWN OF PROVINCETOWN	0 CHADWICK RD	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
494	22-6-0-E	TOWN OF PROVINCETOWN	0 MATTA RD	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
495	22-7-0-E	TOWN OF PROVINCETOWN	0 MATTA RD	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
496	22-8-0-E	TOWN OF PROVINCETOWN	0 SUNSET RD	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
497	22-9-0-E	TOWN OF PROVINCETOWN	0 SUNSET RD	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
503	22-19-0-R	HAUTANEN HENRY H JR -LE RMNDR: GROZIER CHRISTINE H	3 MATTA RD	C/O HAUTANEN HENRY H JR PO BOX 47	NO TRURO	MA	02652-0047
504	22-20-0-R	WARD JOHN T & EDGAR JUDY A	4 CHADWICK RD	PO BOX 672	PROVINCETOWN	MA	02657-0672
505	22-21-0-R	WILLARD GWENDOLEN	3 CHADWICK RD	PO BOX 533	NO TRURO	MA	02652-0533
507	22-24-0-R	BRODSKY IRA & ENRIGHT MARK	12 HIGHLAND AVE	PO BOX 1019	N TRURO	MA	02652
508	22-25-0-R	MORIARTY JOAN C ET AL	10 HIGHLAND AVE	PO BOX 265	NO TRURO	MA	02652
509	22-26-0-R	FERRARI-SCACCO CARLA T	1 MATTA RD	PO BOX 118	NO TRURO	MA	02652-0118
510	22-27-0-R	OTOOLE MICHAEL & SUSAN	6 HIGHLAND AVE	194 MCCULLOCH PL	RENSELAER	NY	12144
511	22-29-0-R	VENINGER JAMES M & LAURIE R	2 HIGHLAND AVE	PO BOX 120	NO TRURO	MA	02652-0120
513	22-31-0-R	MATRANGO BERNARD & FRANCIS J	131 SHORE RD	PO BOX 261	N TRURO	MA	02652-0261
515	22-33-0-R	ROFFI J MICHAEL	5 HIGHLAND AVE	303 FELLSWAY WEST	MEDFORD	MA	02155

Handwritten signature: [Signature]
 7/18/2023
 Page 1

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
516	22-34-0-R	MCNULTY JAMES & MENOLD RALPH E	7 HIGHLAND AVE	PO BOX 783	NO TRURO	MA	02652-0783
517	22-35-0-R	CLINTON C KERSHAW LIVING TRUST TRS: CLINTON C KERSHAW	9 HIGHLAND AVE	POB 909	NO TRURO	MA	02652
523	22-41-0-R	JONES JOHN & BONNIE LEE & MOSCA THOMAS R	6 ARROWHEAD RD	PO BOX 800	NO TRURO	MA	02652-0800
524	22-42-0-R	GUY MICHAEL A & MEAGHER PADRIC	4 ARROWHEAD RD	PO BOX 693	NO TRURO	MA	02652
525	22-43-0-R	WHITE CAPS COTTAGES LLC RES AGT: BERNARD MATRANGO	127 SHORE RD	PO BOX 261	NO TRURO	MA	02652
526	22-44-1-R	KESELIS GARY J & MARILYN H	125 SHORE RD	20 PARK ROAD	BARKHAMSTED	CT	06063
527	22-44-2-R	IANNAZZI MARK & BROWN CHRISTOPHER	125 SHORE RD	11 EAST WAY	BEDFORD	NY	10506
528	22-44-3-R	WHALEN DAVID M	125 SHORE RD	204 PORTLAND ST	SO BERWICK	ME	03908
529	22-44-4-R	IANNAZZI MARK L & MICHAEL L	125 SHORE RD	11 EAST WAY	BEDFORD	NY	10506
530	22-44-5-R	PIWNICKI LAWRENCE J & PIWNICKI CHRISTINE T	125 SHORE RD	PO BOX 473	NORTH TRURO	MA	02652
531	22-44-6-R	GARCIA GILBERT E JR.	125 SHORE RD	2900 NORTH EAST 33RD COURT UNIT 504	FORT LAUDERDALE	FL	33306
532	22-44-7-R	BOWEN ALBERT L JR	125 SHORE RD	226 BRADFORD ST	PROVINCETOWN	MA	02657
533	22-44-9-R	JUSTICE FAITH	125 SHORE RD	44 CHURCHILL ST	NEWTONVILLE	MA	02460
534	22-44-10-R	KAMBAR CAROL & LEDOUX KATHRYN	125 SHORE RD	60 WAMSUTTA RD	EASTHAM	MA	02642
535	22-44-11-R	WILLIAMS GLORIA LYNN & PIGHETTI HEATHER LYNN	125 SHORE RD	33 SKIPPER LN	WESTFIELD	MA	01085
536	22-44-12-R	PARKER GEORGE & CHRISTINE	125 SHORE RD	117 STONELEIGH RD	WATERTOWN	MA	02472
537	22-44-14-R	FESSLER KEVIN E	125 SHORE RD	54 BRADFORD STREET, UNIT 2-1	PROVINCETOWN	MA	02657
538	22-44-15-R	FRASCARELLI WILLIAM A	125 SHORE RD	15 HERBERTSON RD	JAMAICA PLAIN	MA	02130
539	22-44-16-R	ATKINS-BURNS FAMILY TRUST TRS:ATKINS HERBERT E ET AL	125 SHORE RD	PO BOX 537	NEW YORK	NY	10009
541	22-44-18-R	ROY RONALD BASS & BRIAN JAMES MCCARTHY REV LIV TRUST	125 SHORE RD	3960 OAKS CLUBHOUSE DR #509	POMPANO BEACH	FL	33069
6951	22-44-19-E	HIGHLAND ACRES CONDO TRUST	125 SHORE RD	125 SHORE RD	NO TRURO	MA	02652
542	22-45-1-R	HUNT KEITH	132 SHORE RD	9 BROWN ST	PROVINCETOWN	MA	02657
543	22-45-2-R	GILLIS EDWARD	132 SHORE RD	PO BOX 1284	KEY WEST	FL	33041
544	22-45-3-R	CLANCY RICHARD F & PAULA A	132 SHORE RD	7170 OKEECHOBEE BLVD, APT 1209	WEST PALM BEACH	FL	33411
545	22-45-4-R	FERRANTE JOSEPH	132 SHORE RD	34 ROSSMORE RD UNIT 2	JAMAICA PLAIN	MA	02130
546	22-45-5-R	FILIPPONE RAYMOND A	132 SHORE RD	15 HORTON ST	PROVIDENCE	RI	02904
547	22-45-6-R	TAGGART JUNE	132 SHORE RD	PO BOX 396	BEARSVILLE	NY	12409
548	22-45-7-R	NICKERSON IRREVOCABLE TRUST TRS LINDBERG LAURA ET AL	132 SHORE RD	8 DEER RUN DRIVE	WESTFORD	MA	01886
549	22-45-8-R	GOODWIN SUZANNE	132 SHORE RD	73 ADAMS RD	HAYDENVILLE	MA	01039
550	22-45-9-R	BLITZER LAURA	132 SHORE RD	285 SAINT MARKS PLACE, UNIT 4M	STATEN ISLAND	NY	10301
551	22-45-10-R	OTTO KEVIN & ELLIS CYNTHIA	132 SHORE RD	17 NORWOTTUCK DR	HADLEY	MA	01035
552	22-45-11-R	PAUSE JOHN & TRACEY	132 SHORE RD	3 LOIS COURT	COLONIE	NY	12205
553	22-45-12-R	BERGER FRANCES	132 SHORE RD	2-6 COUNTRYSIDE LN	MIDDLETOWN	CT	06457-5578
554	22-45-13-R	BLITZER MARTHA A	132 SHORE RD	54 CODDINGTON AVE	STATEN ISLAND	NY	10306-4306
555	22-45-14-R	CABAN SONIA	132 SHORE RD	4 LINES RD	WOODBIDGE	CT	06525
556	22-45-15-R	KROLL PHYLLIS J LIFE ESTATE RMNDR: FRANCINE M ABBOTT	132 SHORE RD	53 OCEAN AVE #209	BAY SHORE	NY	11706
557	22-45-16-R	NORTON ROSEMARIE T	132 SHORE RD	97 GLENDALE RD	AMHERST	MA	01002-3214
558	22-45-17-R	GARRETT SANDRA A	132 SHORE RD	96 NEW LENOX RD	LENOX	MA	01240
559	22-45-20-R	WLLM G FRANK REVOC LIVING TRST TRS: WILLIAM G. FRANK	132 SHORE RD	2000 NO BAYSHORE DR, UNIT 315	MIAMI	FL	33137
560	22-45-21-R	GREEN JULIANNE	132 SHORE RD	45 HULL SHORE DR APT# 205	HULL	MA	02045-2776
561	22-45-22-R	SOUZA SYLVIA A & BRUCE E	132 SHORE RD	153 POMFRET RD	EASTFORD	CT	06242

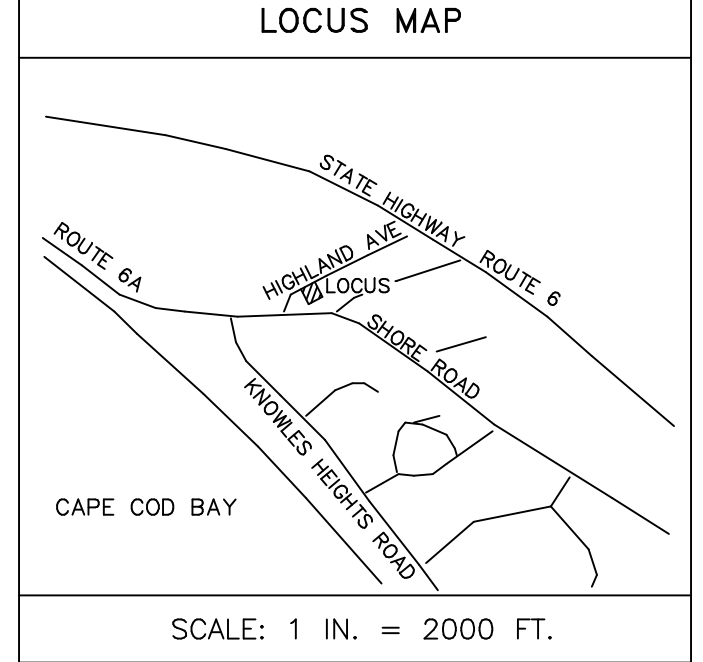
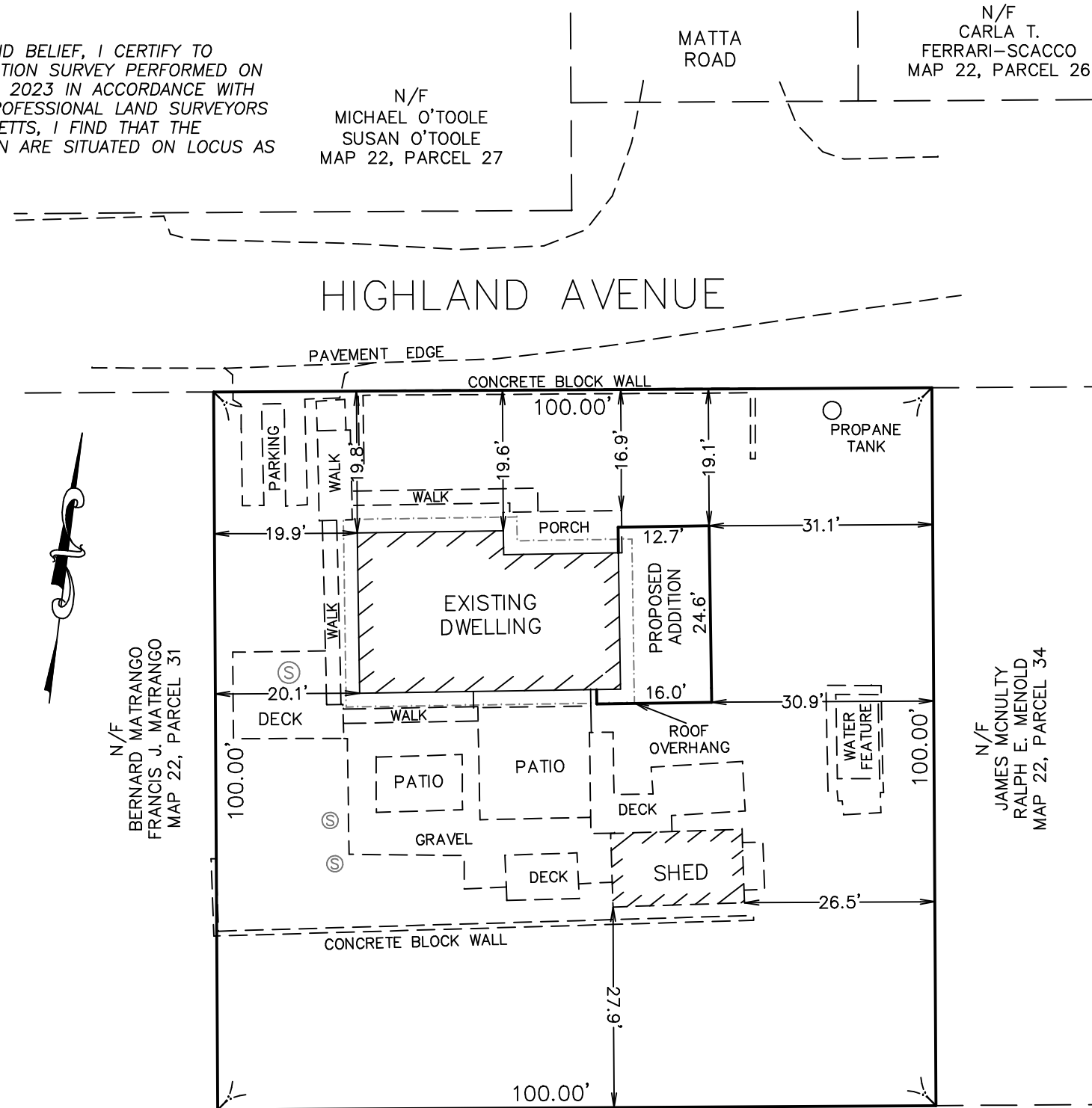
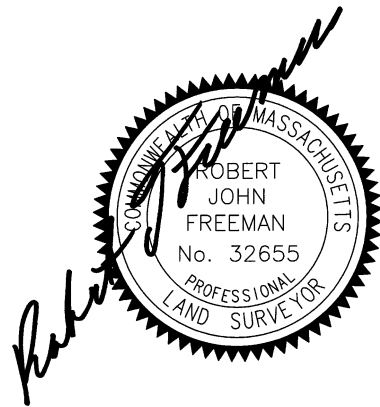
Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
562	22-45-23-R	GERAINE JEANNE	132 SHORE RD	36 KREAMER ST	BELLPORT	NY	11713
563	22-45-24-R	WIDDICK FRANCES R & DYER MARY E	132 SHORE RD	5125 STATE HIGHWAY	EASTHAM	MA	02642
564	22-45-25-R	CANCILLA JOAN & DORE JEANNE	132 SHORE RD	96 WIGWAM ST	WELLFLEET	MA	02667
565	22-45-26-R	WOJCIK BARBARA LYNN	132 SHORE RD	PO BOX 35	NO TRURO	MA	02652
566	22-45-27-R	TWEEDY KATHERINE L & MACCARON DENISE	132 SHORE RD	27 FOREST TRAIL	RIDGE	NY	11961
567	22-45-28-R	SMITH PETER	132 SHORE RD	6008 FLORENCIA LANE	AUSTIN	TX	78724
568	22-45-29-R	ZIMMIE THOMAS F REV TRUST TRS: ZIMMIE THOMAS F	132 SHORE RD	39 ZELENKE DR	WYNANTSKILL	NY	12198-8627
569	22-45-30-R	LEACH/CALKINS REVOCABLE TRUST TRS: R.A. LEACH & C.L. CALKINS	132 SHORE RD	404 PICASSO DR	NOKOMIS	FL	34275
570	22-45-31-R	LEACH / CALKINS REVOC TRUST TRS: CAMI CALKINS & RUTH LEACH	132 SHORE RD	404 PICASSO DR	NOKOMIS	FL	34275
571	22-45-40-R	FILIPPONE RAYMOND A	132 SHORE RD	15 HORTON ST	PROVIDENCE	RI	02904
572	22-45-41-R	MUSCARA JOAN & MUSCARA JOS & MATTHEW JOSEPH MUSCARA	132 SHORE RD	196 HILLSIDE AVE	WYCKOFF	NJ	07481
573	22-45-42-R	FILIPPONE RAYMOND A	132 SHORE RD	15 HORTON ST	PROVIDENCE	RI	02904
574	22-45-43-R	HUNT GREGG W	132 SHORE RD	PO BOX 518	BETHLEHEM	CT	06751-0518
575	22-45-44-R	FORGIT DOUGLAS & CYNTHIA	132 SHORE RD	32 TAFT ST	MILFORD	MA	01757
576	22-45-45-R	ARNOLD THOMAS G & BEAUCHAMP PAUL J	132 SHORE RD	2 BURTON ST	BRIGHTON	MA	02135
577	22-45-46-R	CALACONE DONNA MARIE	132 SHORE RD	25 LAZY D DRIVE	EASTHAMPTON	MA	01027
578	22-45-47-R	LYNCH DIANE & JURCZYK CHRIS	132 SHORE RD	114 MONTICELLO DR	BRANFORD	CT	06405
579	22-45-48-R	TERRY LEE HOCHMUTH REV TRUST TRS: TERRY LEE HOCHMUTH	132 SHORE RD	416 NORTH 16TH ST	PADUCAH	KY	42001
580	22-45-49-R	LIMSKY DREW	132 SHORE RD	717 JEFFERSON AVE, UNIT 5	MIAMI BEACH	FL	33139
581	22-45-50-R	CAROLYN J SMITH 2014 REV TRUST TRS: CAROLYN J SMITH	132 SHORE RD	9 FRANK ST	WORCESTER	MA	01604
582	22-45-51-R	CRAIG ROBERT JR	132 SHORE RD	PO BOX 78	MIDDLE HADDAM	CT	06456
6894	22-45-52-E	BRAEMAR CONDO TRUST	132 SHORE RD	132 SHORE ROAD	TRURO	MA	02666
583	22-46-0-R	WALDO RICHARD J	136 SHORE RD	PO BOX 687	PROVINCETOWN	MA	02657
587	22-51-0-R	DUPREE JEFFREY A & JULIA L	140 SHORE RD	PO BOX 576	NO TRURO	MA	02652-0576
588	22-52-0-R	PARKER ERIC & BEST-PARKER DEBRA	2 WATERVIEW HGTS RD	PO BOX 965	NO TRURO	MA	02652
592	22-56-0-R	ANNESE ROBERTA V	133 SHORE RD	PO BOX 615	PROVINCETOWN	MA	02657-0615
615	24-27-0-R	BUENO RAPHAEL & POVERMAN KATE	10 WHALE WATCH DR	39 ADAMS ST	BROOKLINE	MA	02446

Handwritten signature and date:
 7/18/2023

SURVEYOR'S CERTIFICATION:

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO J. MICHAEL ROFFI THAT AS THE RESULT OF A LOCATION SURVEY PERFORMED ON THE GROUND ON JANUARY 29, 2023 AND JULY 12, 2023 IN ACCORDANCE WITH THE NORMAL STANDARD OF CARE EXERCISED BY PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS, I FIND THAT THE EXISTING DWELLING, SHED AND PROPOSED ADDITION ARE SITUATED ON LOCUS AS SHOWN HEREON.

Robert J. Freeman
 PROFESSIONAL LAND SURVEYOR
 DATE: AUGUST 9, 2023

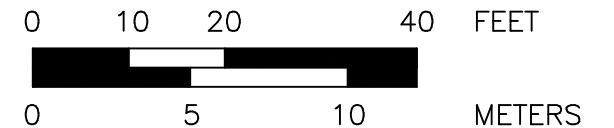


PROJECT DATA

OWNER OF RECORD:
 J. MICHAEL ROFFI
 DEED BOOK 12004, PAGE 144
 PLAN BOOK 106, PAGE 57, OCTOBER 1952

ASSESSOR'S MAP 22, PARCEL 33
 PARCEL AREA: 10,000 SQ.FT.±
 ZONING: RESIDENTIAL DISTRICT
 LIMITED BUSINESS (ROUTE 6A) DISTRICT

** CONTACT THE TRURO BUILDING COMMISSIONER AND REFER TO CURRENT ZONING REGULATIONS FOR SETBACKS, BUILDING COVERAGE, ETC.



ZONING TABLE

DIMENSIONAL REQUIREMENT	REQUIRED *	EXISTING	CONFORMS	PROPOSED ADDITION	CONFORMS
MINIMUM LOT SIZE	5000 SQ.FT.	10000 SQ.FT.	YES *	10000 SQ.FT.	YES *
MINIMUM LOT FRONTAGE	50 FT.	100 FT	YES *	100 FT	YES *
MINIMUM FRONTYARD SETBACK	25 FT	16.9 FT EXISTING	NO	19.1 FT PROPOSED	NO
MINIMUM SIDEYARD SETBACK	25 FT	19.9 FT EXISTING	NO	30.9 FT PROPOSED	YES
MAXIMUM BUILDING HEIGHT	2 STORIES, 30'	1 STORY	YES *	1 STORY	YES *
MINIMUM BACKYARD SETBACK	25 FT	27.9 TO SHED	YES	56.2 FT PROPOSED	YES
LOT SHAPE	NA				
LOT COVERAGE		22.5%		25.7%	

* BYLAW SEC. 50.1 A, NOTE 2, LOT CREATED PRIOR TO FEB 15, 1960

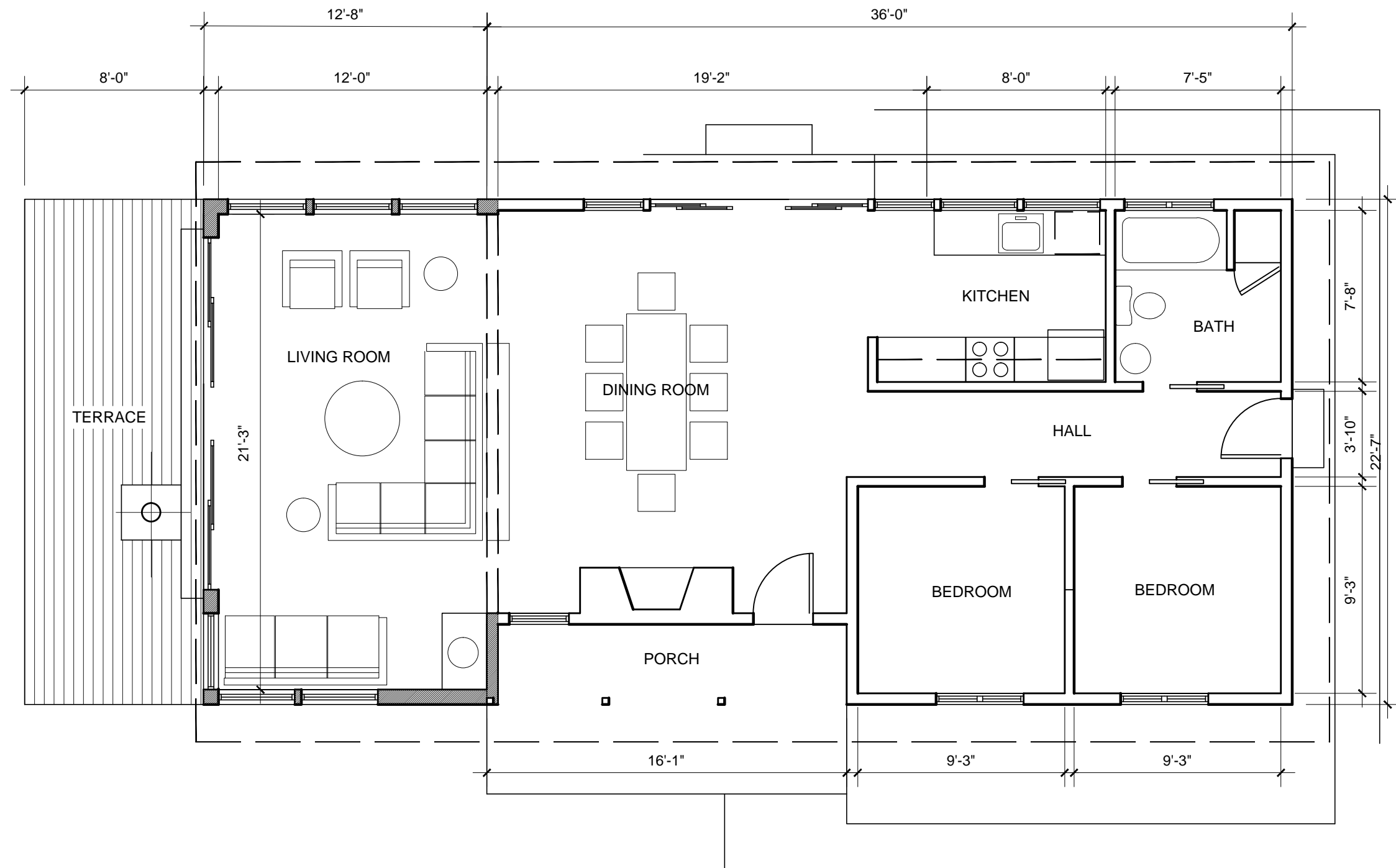
** CONTACT THE TRURO BUILDING COMMISSIONER AND REFER TO CURRENT ZONING REGULATIONS FOR SETBACKS, BUILDING COVERAGE, ETC.

N/F
 WHITE CAPS COTTAGES LLC
 MAP 22, PARCEL 43

N/F
 JAMES MCNUITY
 RALPH E. MENOLD
 MAP 22, PARCEL 34

REVISED: AUGUST 9, 2023

~ 5 HIGHLAND AVENUE ~
 SITE PLAN OF LAND IN
 TRURO, MA
 AS PREPARED FOR:
 J. MICHAEL ROFFI
 SCALE: 1in. = 20ft. JULY 14, 2023
 SCHOFIELD BROTHERS OF CAPE COD
 LAND SURVEYING AND ENVIRONMENTAL PERMITTING
 161 CRANBERRY HIGHWAY - P.O. BOX 101
 ORLEANS, MASS. 02653
 (508) 255-2098 0-12638



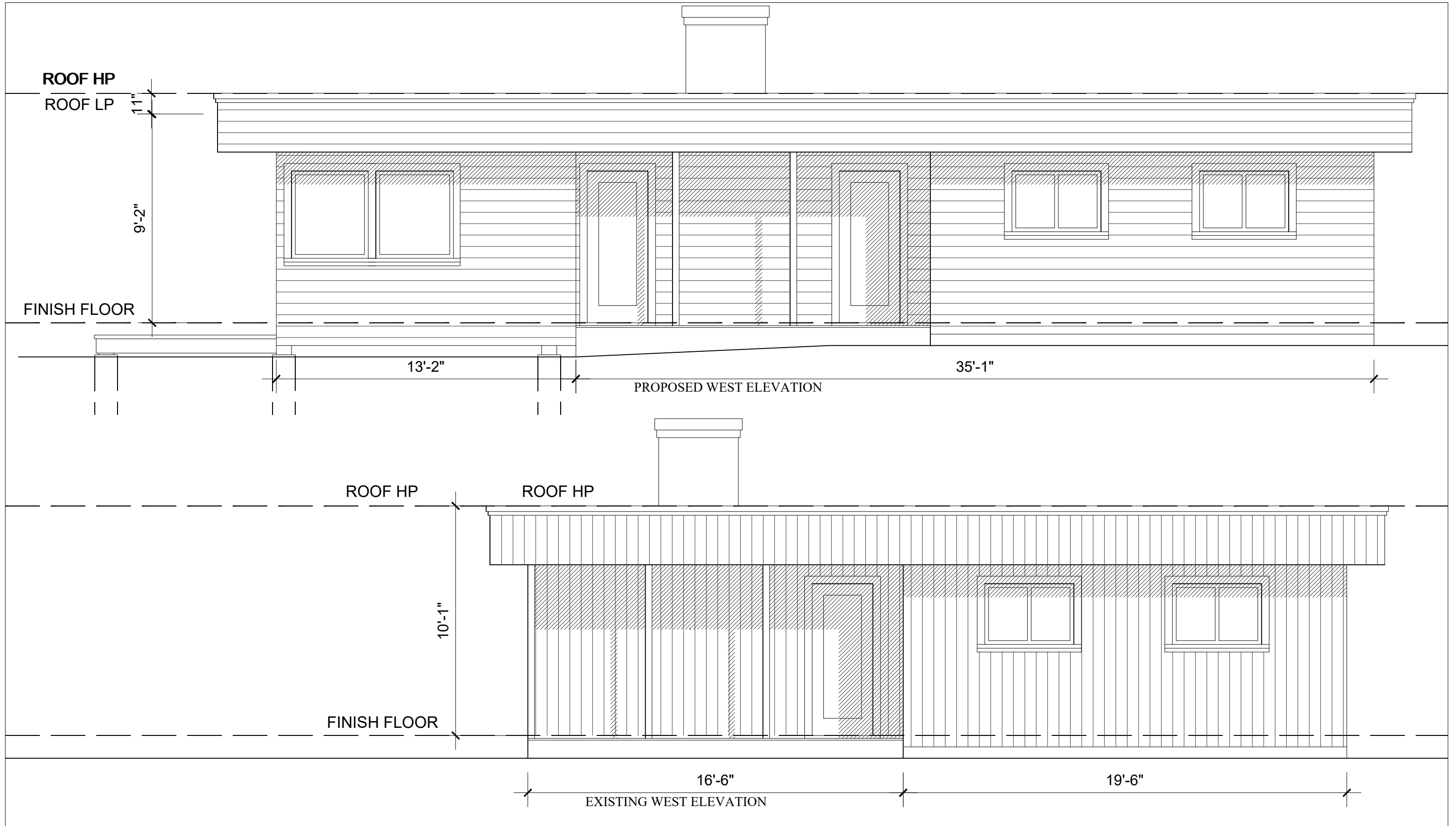
TED SMITH
 Architect, LLC
 12 Dartmouth Place . Boston
 422 Commercial Street . Provincetown
 617 . 247 . 0023
 TEDSMITHARCHITECT@GMAIL.COM

PROJECT TITLE
5 HIGHLAND AVENUE
 North Truro, Massachusetts

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

SCALE
 3/16 = 1'-0"
 DATE
 5 OCTOBER 2021

SHEET NO.
A1.1



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PROJECT TITLE

5 HIGHLAND AVENUE
 North Truro, Massachusetts

DRAWING TITLE

WEST ELEVATION

SCALE

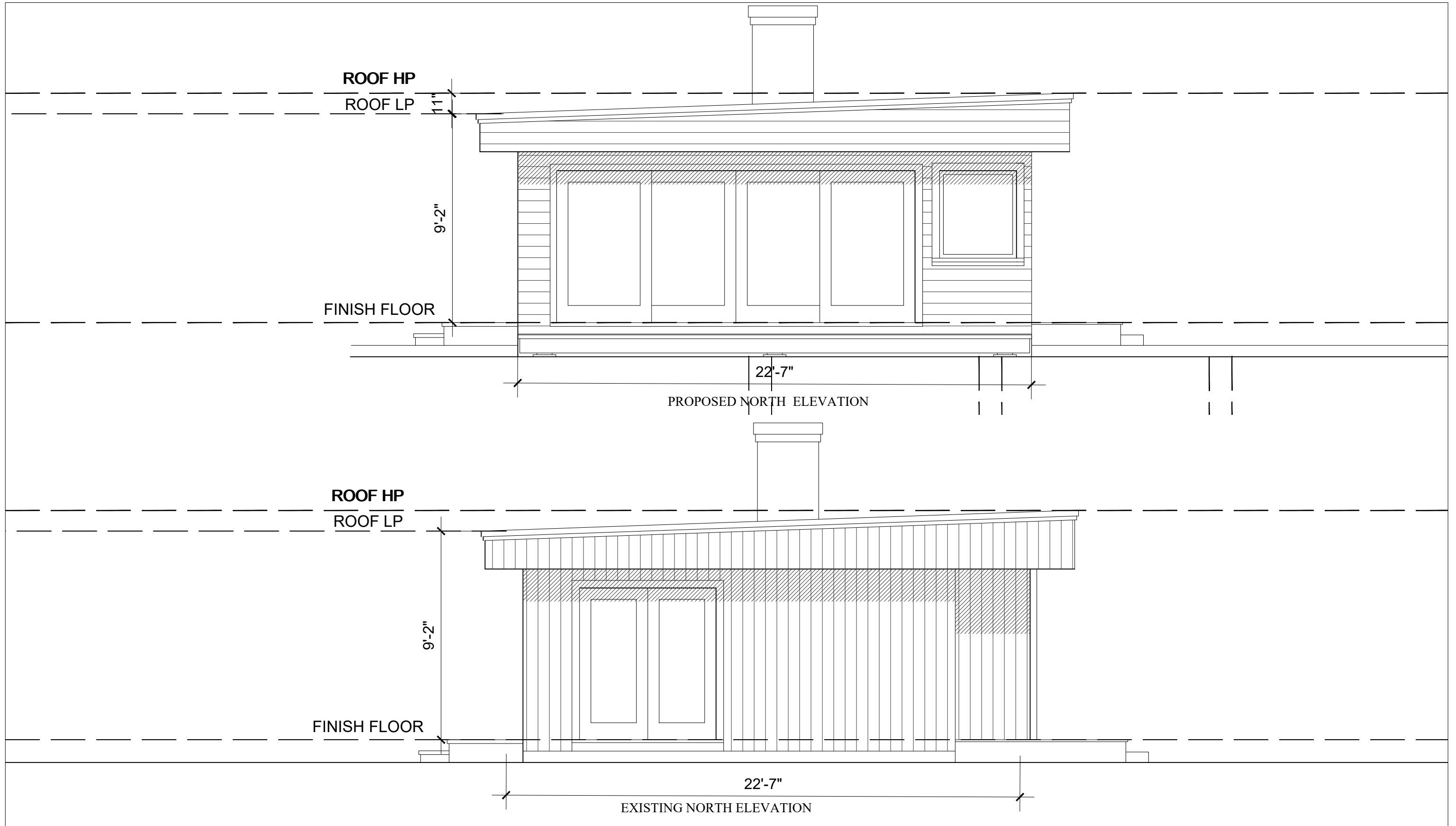
3/16 = 1'-0"

DATE

30 AUGUST 2023

SHEET NO.

A2.1



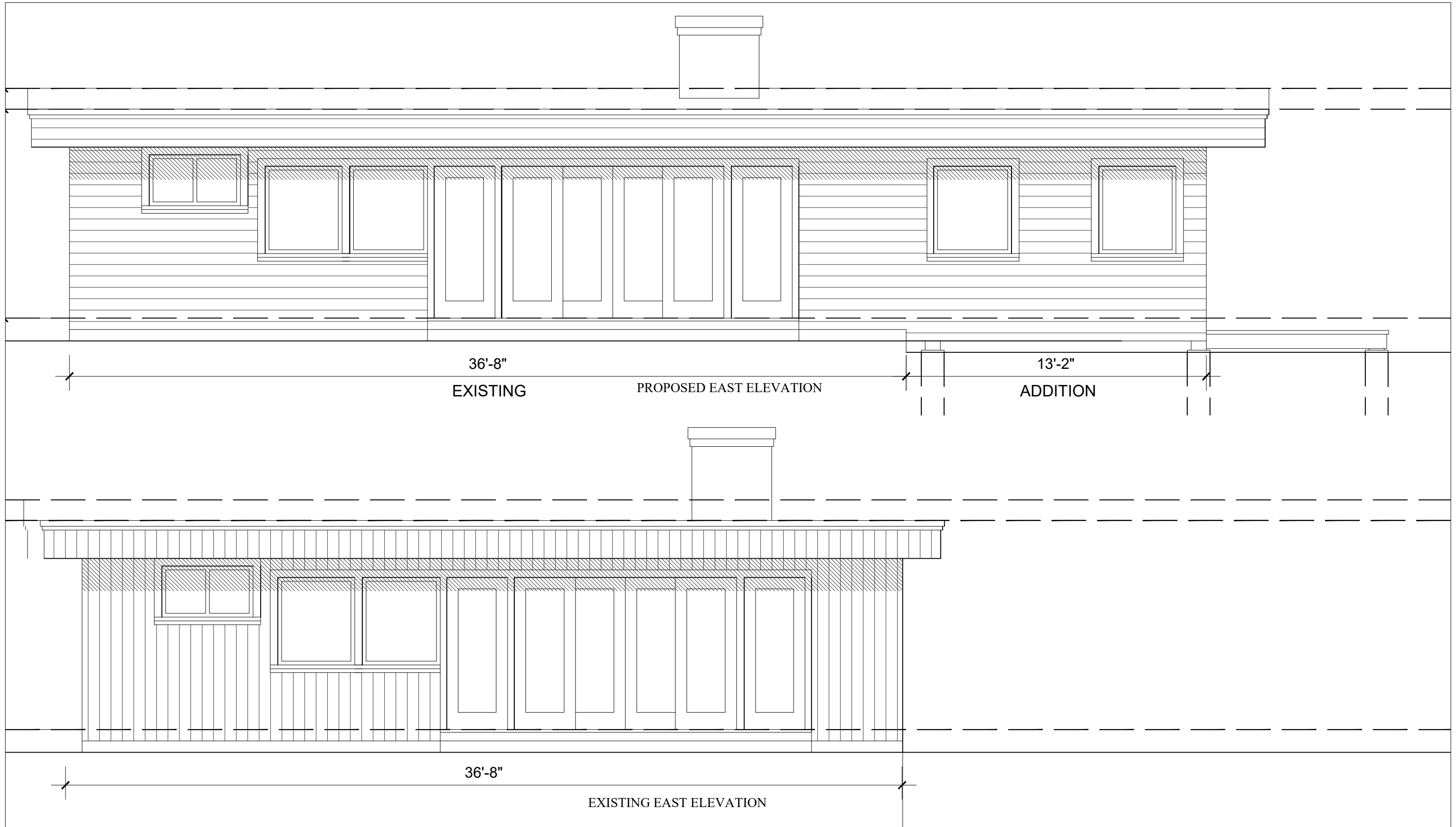
TED SMITH
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 422 Commercial Street . Provincetown
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PROJECT TITLE
5 HIGHLAND AVENUE
 North Truro, Massachusetts

DRAWING TITLE
NORTH ELEVATION

SCALE
 3/16 = 1'-0"
 DATE
 30 AUGUST 2023

SHEET NO.
A2.2



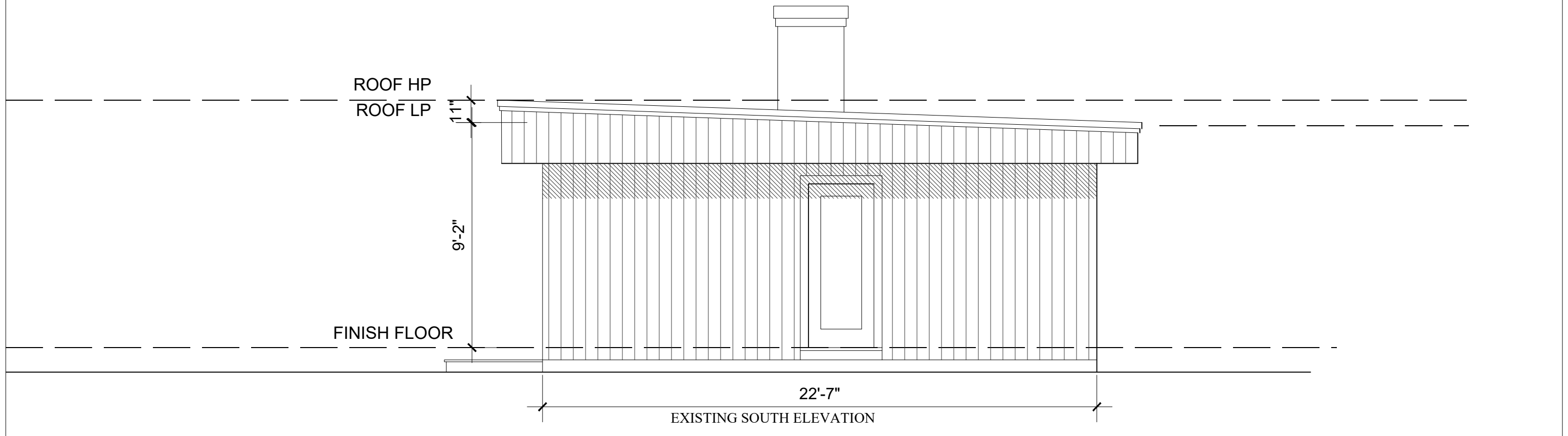
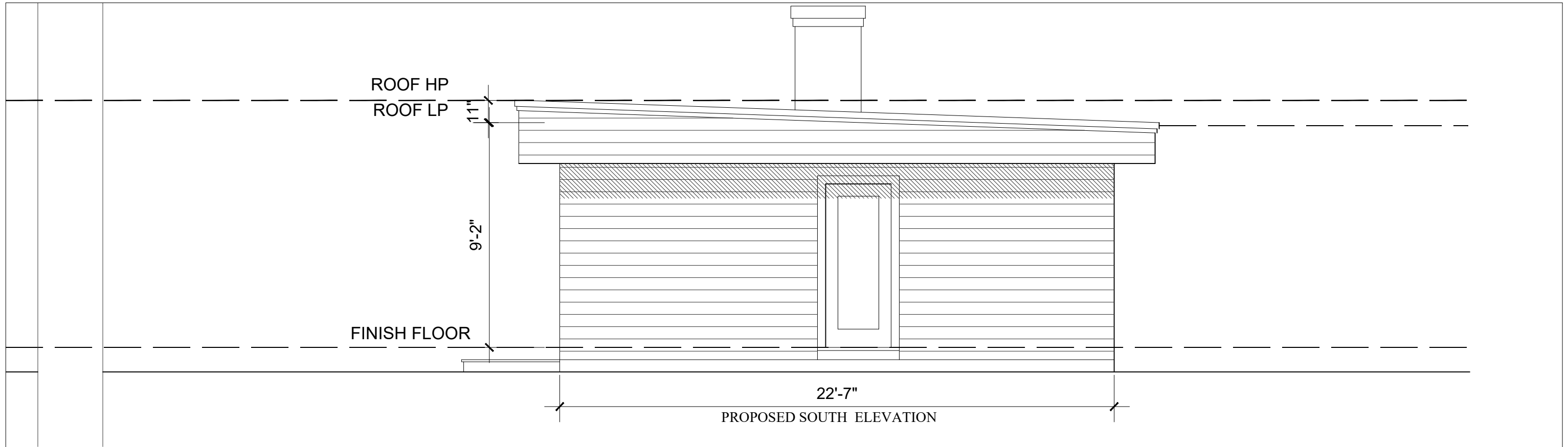
TED SMITH
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PROJECT TITLE
5 HIGHLAND AVENUE
 North Truro, Massachusetts

DRAWING TITLE
EAST ELEVATION

SCALE
 3/16 = 1'-0"
 DATE
 30 AUGUST 2023

SHEET NO.
A2.3



<p>TED SMITH Architect, LLC 12 Dartmouth Place . Boston 422 Commercial Street . Provincetown 617 . 247 . 0023 TEDSMITHARCHITECT@GMAIL.COM</p>	<p>PROJECT TITLE</p> <p>5 HIGHLAND AVENUE North Truro, Massachusetts</p>	<p>DRAWING TITLE</p> <p>SOUTH ELEVATION</p>	<p>SCALE</p> <p>3/16 = 1'-0"</p> <p>DATE</p> <p>30 AUGUST 2023</p>	<p>SHEET NO.</p> <p>A2.4</p>
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