

Benjamin E. Zehnder LLC

62 Route 6A, Suite B
Orleans, Massachusetts 02653

Benjamin E. Zehnder, Esq.
bzehnder@zehnderllc.com
Tel: (508) 255-7766

March 27, 2023

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

Via hand delivery & email

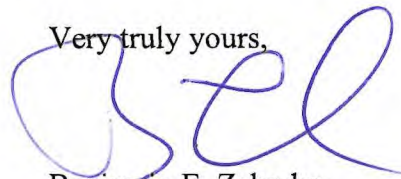
Re: New Planning Board Site Plan Review application /
12 Ocean Bluff Lane (Assessor's Parcel ID 37-6) /
Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee

Dear Ms. Fullerton:

Please find enclosed for filing with the Planning Board one original and 9 copies of a new application for Site Plan Review for the property at 12 Ocean Bluff Lane, as well as payment in the amount of \$250.00.

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 Planning Board

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR RESIDENTIAL SITE PLAN REVIEW

To the Town Clerk and the Planning Board of the Town of Truro, MA Date March 27, 2023

The undersigned hereby files an application with the Truro Planning Board for the following:

- Site Plan Review** pursuant to §70 of the Truro Zoning Bylaw
- Waiver of Site Plan Review** pursuant to §70.9 of the Truro Zoning Bylaw
(Note: Site Plan Review shall not be waived in the Seashore District)

1. General Information

Description of Property and Proposed Project Applicant seeks review of living space added by prior owner and a proposed addition containing an office, pantry, powder room, mudroom, and porch extension. Site plan review is required because more than 1,000 sq. ft. of Seashore District Total Gross Floor Area is being added.

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)*

- Owner
- Prospective Buyer*
- Other*

*Written Permission of the owner is required for submittal of this application.

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. Waiver(s) Request – The Planning Board may, upon the request of the applicant, pursuant to §70.4.F, waive requirements of §70.4.C, provided that in the opinion of the Planning Board such a waiver would not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of this Bylaw. A request for a waiver by the applicant shall be accompanied by a reasonable explanation as to why the waiver is being requested. If multiple waivers are requested, the applicant shall explain why each waiver is requested.

- The applicant is **advised** to consult with the Building Commissioner, Planning Department, Conservation Department, and/or Health Department 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(s)*

Owner(s) *Signature(s)* or written permission

Your signature on this application authorizes the Members of the Planning Board and town staff to visit and enter upon the subject property.

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: 12 Ocean Bluff Lane **Applicant Name:** Truro Atlantic View Realty Trust **Date:** Mar. 27, 2023

No.	Requirement	Included	Not Included	Explanation, if needed
<u>C. Procedures and Plan Requirements</u>				
1a.	An original and 9 copies of the Application for Site Plan Review	X		
1b.	10 copies of the required plans and other required information including this Checklist	X		
1c.	Completed Criteria Review	X		
1d.	Certified copy of the abutters list obtained from the Truro Assessors Office	X		
1e.	Applicable filing fee	X		
	Site Plans			
2a.	Site Plans shall be prepared, stamped and signed by a Registered Land Surveyor and Professional Engineer		X	Prior site plan prepared by RLS William N. Rogers in connection with prior RSPR; proposed site plan prepared by architect. Partial waivers requested as to RLS or PE preparation, stamp, and signature and items noted as to <u>Existing</u> and <u>Proposed</u> site plans below. Please see attached 70.4.c waiver requests and separate zoning table document
2b.	Site Plans shall be prepared at a scale of one inch equals forty feet (1"=40') or larger	X		
3	Site Plan shall include the following:			
3a. 1	North Arrow and a locus plan containing sufficient information to locate the subject property, such as streets bounding or providing access to the property.	X		
3a. 2	Zoning Information: All applicable Zoning Bylaw information regarding the site's development, both existing and proposed conditions. This information shall be placed in a table format which must list all setbacks; percent of lot coverage, broken out between building, pavement, landscape coverage, etc.; number of buildings; total amount of square feet; and any other applicable zoning information necessary for the proper review of the site plan.	X (see notes at right)		
	<u>Existing:</u>			
	All setbacks	X		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	X		
	Number of buildings	X		
	Total number of square feet	X		
	Any other applicable zoning information necessary for the proper review of the site plan	X		

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: 12 Ocean Bluff Lane		Applicant Name: Truro Atlantic View Realty Trust		Date: Mar. 27, 2023
No.	Requirement	Included	Not Included	Explanation, if needed
	<u>Proposed:</u>			Please see notes above, attached 70.4.c waiver requests, and separate zoning table document
	All setbacks		X	
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	X		
	Number of buildings	X		
	Total number of square feet	X		
	Any other applicable zoning information necessary for the proper review of the site plan	X		
3a. 3	Assessor and Deed Information: The Truro Assessors Atlas Map(s) and Parcel(s) numbers and all plan and deed references.	X		included with application
3a. 4	Graphic Scale	X		
3a. 5	Title Block - Including:	X		
	name and description of the project;	X		
	address of the property;	X		
	names of the record owner(s) and the applicant(s); and		X	included with application
	date of the preparation of the plan(s) and subsequent revision dates	X		
3a. 6	Legend of All Symbols		X	
3a. 7	Property boundaries, dimensions and lot area	X		
3a. 8	Topography and grading plan	X		
3a. 9	Location, including setbacks of all existing and proposed buildings and additions	X		
3a. 10	Septic system location		X	
3a. 11	Location of (as applicable):		X	
	wetlands			N/A
	the National Flood Insurance Program flood hazard elevation, and			N/A
	Massachusetts Natural Heritage Endangered Species Act jurisdiction		X	
3a. 12	Driveway(s) and driveway opening(s)	X		
3a. 13	Existing and proposed lighting	X		
3a. 14	Existing landscape features both vegetative and structural	X		
3a. 15	Limit of work area (area to be disturbed during construction, including parking and storage of vehicles and equipment) and work staging area(s)		X	

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>12 Ocean Bluff Lane</u>					Applicant Name: <u>Truro Atlantic View Realty Trust</u>					Date: <u>Mar. 27, 2023</u>				
No.	Requirement	Included	Not Included	Explanation, if needed										
	Architectural Plans													
3b.	Architectural plans with all dimensions at a scale of no less than 1/8" = 1'-0", including:	X												
	elevations	X *		* perspective & axonometric views										
	floor plans	X												
3c.	Lighting specification, including style and wattage(s)	X												
	Neighborhood Context:													
3d.	Photographs or other readily available data concerning the location and size of buildings on lots adjacent to or visible from the lot under consideration in order to provide a neighborhood context for the property under consideration	X												
3e.	Re-vegetation/Landscaping plan , including both vegetative and structural features	X												

ADDRESSING THE REVIEW CRITERIA

§ 70.1 PURPOSE

The purpose of Site Plan Review for Commercial Development and for Residential Development is to protect the health, safety, convenience and general welfare of the inhabitants of the Town. It provides for a review of plans for uses and structures which may have significant impacts, both within the site and in relation to adjacent properties and streets; including the potential impact on public services and infrastructure; pedestrian and vehicular traffic; significant environmental and historic resources; abutting properties; and community character and ambiance.

Instructions: Please provide the Planning Board with a short explanation of how your application meets each of the review criteria of §70.4D of the Truro Zoning Bylaw. If you require extra space for your answers, please attach the additional information to your application in no more than two pages. This is to provide the Planning Board with an overview of your rationale prior to the meeting.

§70.4D – REVIEW CRITERIA

The Planning Board shall review Residential Site Plans and their supporting information. It is the intent of Residential Site Plan Review that all new construction shall be sited and implemented in a manner that is in keeping with the scale of other buildings and structures in its immediate vicinity in order to preserve the characteristics of existing neighborhoods. Such an evaluation shall be based on the following standards and criteria:

1. Relation of Buildings and Structures to the Environment. Proposed development relates to the existing terrain and lot and provides for solar and wind orientation which encourages energy conservation because:

The existing dwelling is situated on the high portion of the lot to take advantage of the strong cooling wind in the area.

The porch roofs block direct solar gain in the summer. The proposed addition will not change the house's relationship to the existing terrain or lot or negatively impact energy conservation.

2. Building Design and Landscaping. 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 because:

The existing house is a replacement of a similar style house built in 1900, at the same location. It is a small scale, centrally massed, wood framed one story building with surrounding porches, cedar shingle siding, a stone chimney, divided pane double hung windows, and traditional design. There is a detached garage / studio of the same design on the lot. The property is in the National Seashore and is surrounded by trees which provide natural screening. The proposed addition will use the same architectural details as the existing house. The development is consistent as to neighborhood buildings and structures.

3. Preservation of Landscape. The landscape will be preserved in its natural state insofar as practicable by minimizing any grade changes and removal of vegetation and soil because:

The only proposed landscaping changes are a berm and steps at the rear side of the house, together with plantings. There are no proposed changes to the site's natural landscape or removal of vegetation, and the only grading will be between the existing retaining wall and the proposed steps. The addition will be located immediately next to the existing house, which is currently yard space improved with paving stones. The only proposed soil removal will be to excavate basement area under the proposed addition.

4. Circulation. Curb cuts and driveways will be safe and convenient and will be consistent with Chapter I, Section 9 of the General Bylaws of the Town of Truro because:

The applicant does not propose any change to the existing driveway or access to the property.

5. Lighting. Lighting will be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro. There will be protection of adjacent properties and the night sky from intrusive lighting because:

The applicant proposes one exterior wall mounted lantern fixture by the entrance to the addition. This fixture will be the current wall fixture relocated to the addition. It will be consistent with the General Bylaw lighting requirements.

Site Plan Review Waiver Requests

12 Ocean Bluff Lane
Assessor's Map 37, Parcel 6
Truro Atlantic View Realty Trust

March 27, 2023

Prepared by Benjamin E. Zehnder

Applicant Bruce A. Jacobson, as Trustee of the Truro Atlantic View Realty Trust, seeks Site Plan Review for a proposed 272 sq. ft. addition and 155 sq. ft. porch extension to the existing single-family dwelling at 12 Ocean Bluff Lane in the Seashore District. The existing house and garage / studio structure were built in 2018 – 2019 by prior owner Kenneth Kuchin following site plan approval, replacing a previous house in approximately the same location.

The current proposal adds less than 1,000 sq. ft. of gross floor area and standing alone would not trigger Site Plan Review under Bylaw § 70.4(A). However, while preparing an application to the Board of Appeals the applicant reviewed the approved plans and building plans and approved building permits from the Building Department. Those documents show that the house as built included 302 sq. ft. which had been previously shown as a screened porch and 658 sq. ft. of basement living space which had previously been shown as unfinished basement. Due to those changes the house and studio / garage, as built, contain approximately 970 sq. ft. more Seashore District Total Gross Floor Area than was shown on the approved site plans, and as a result, the applicant's current proposal will result in more than 1,000 sq. ft. of SDTGFA, triggering review.

The applicant was not aware that the additional living space was added after the original Site Plan Review process when he purchased the property and had the proposed addition designed and therefore did not expect further review would be required under § 70.4 or that a land surveyor or engineer would be needed to permit the proposal. The applicant therefore seeks partial waivers from some of the application requirements, due to the significant delay which would result from hiring a surveyor or engineer at this stage of the project, given the shortage of available firms taking on new work. The applicant submits that the existing stamped plans, new architectural drawings, and zoning information table, together, provide sufficient information to allow the Planning Board to review the proposed addition, as well as the changes made by the previous owner. The applicant therefore respectfully asks for waiver of the following application requirements pursuant to Bylaw § 70.4(F):

Partial waiver is requested from requirements 70.4(C)(2a) (site plan preparation by a RLS or PE) and 3a.2 (as to including zoning information on site plan) for both Existing and Proposed site plans. Although the prior owner added living space to the dwelling structure subsequent to the previous Planning Board approval, that work was all internal to the building footprints shown on William Rogers' stamped site plans from the 2017-2018 Site Plan Review process and, as such, there is no additional

information about the relationship of the two buildings to the site or lot lines which a new stamped plan could show. With regard to the zoning table, the applicant's attorney has prepared a new zoning table, as a separate document, based upon the plans filed with the Building Department and the new architectural floor plans. The table supplies the required zoning information for the prior approvals, the existing structures, and the current proposal.

Additionally, the applicant requests waivers from requirements 70.4(C)(3a.11) (MNHESA jurisdiction) and 3a.15 (limit of work area). The proposed changes are to the existing house structure and do not involve changes to the site's landforms, natural habitats, or other features of the exterior site, excepting a proposed berm and stairs next to the house. The applicant respectfully submits that the requested site plan waivers will not affect the Board's ability to fully review the proposal.

Zoning Table

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.	1,106 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.	1,370 s.f.
 Total:	<hr/> 7,048 s.f. (6.0%)	<hr/> 7,204 s.f. (6.2%)	<hr/> 7,722 s.f. (6.6%)
 <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.



Planning Board

Town of Truro

24 Town Hall Road

P.O. Box 2030

Truro, MA 02666

(508) 349-7004

Permission to Enter Property for Purpose of Site Visit:

I, Bruce A. Jacobson, Trustee, Truro Atlantic View Realty Trust, owner of property located at

12 Ocean Bluff Lane in Truro, MA,

consent to members of the Truro Planning Board entering onto my property for the limited purpose of a site visit in connection with my application for

Residential Site Plan Review currently pending before the Board.


Signature

3/23/23
Date

Key: 1112

Town of TRURO - Fiscal Year 2023

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

LEGAL

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	SALE PRICE	BK-PG (Cert)	
PO BOX 954				TRURO ATLANTIC VIEW RLTY				07/09/2021	V	4,300,000	34281-342	
NO TRURO, MA 02652				KUCHIN KENNETH S				03/31/2017	O	1,200,000	30391-167	
				SMALL NEAL E ESTATE OF				09/24/2013	A	587-175		


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

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.775	16	1.00	E50	0.50	1	1.00	1,174,125	1.00	1	1.00	SW1	7.50	909,950
300	A	1.795	16	1.00	1	1.00	1	1.00	179,250	1.00	1	1.00	SW1	7.50	321,750

DETACHED

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			

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

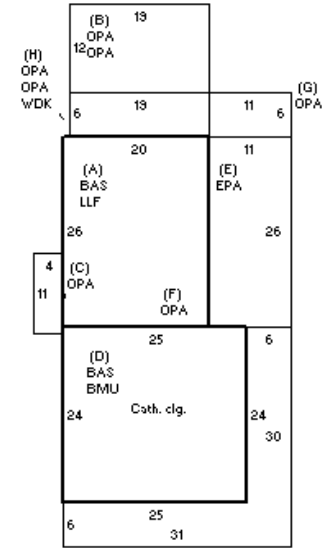
BUILDING	CD	ADJ	DESC	MEASURE	9/18/2019	LG
MODEL	1		RESIDENTIAL	LIST	9/18/2019	LG
STYLE	1	1.00	RANCH [100%]	REVIEW		
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	866,455
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			

CONDITION ELEM	CD	TOTAL RCN	866,455

EFF.YR/AGE	2018 / 3
COND	03 03%
FUNC	0
ECON	0
DEPR	3 % GD 97

RCNLD	\$840,500



BUILDING

Key: 1112

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 1.081

LEGAL

LAND

DETACHED

BUILDING

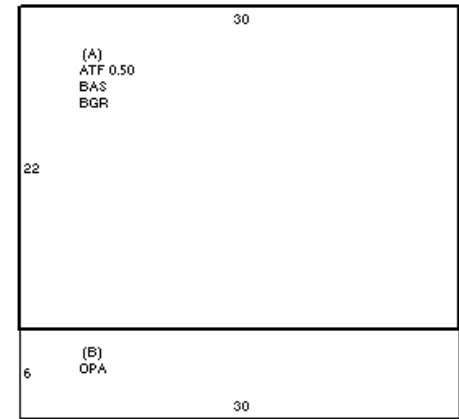
CURRENT OWNER		PARCEL ID		LOCATION	
TRURO ATLANTIC VIEW RLTY TRUST		37-6-0		12 OCEAN BLUFF LN	
TRS: BRUCE A JACOBSON		TRANSFER HISTORY		DOS	T
PO BOX 954				SALE PRICE	BK-PG (Cert)
NO TRURO, MA 02652					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	444,100	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
 2/20/2020 Left door tag for List. Estimated interior, hoping for response to door tag. (BP for scrn porch - only the footing sonotubes are in.)

BUILDING	CD	ADJ	DESC	MEASURE	2/20/2020	LG
MODEL	1		RESIDENTIAL	LIST	2/20/2020	EST
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	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	457,804
NET AREA	660	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BGR	N	SF BSMT GARAGE	660		124.94	82,462	CONDITION ELEM	CD
\$NLA(RCN)	\$694	OVERALL	1.010	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	660	2018	427.22	281,964		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATF	N	FINISHED ATTIC	330		219.76	72,522		
STORIES(FAR)	1	1.00		ROOF COVER	2	WOOD SHINGLES	1.01	B	OPA	N	OPEN PORCH	180		104.20	18,757		
ROOMS	0	1.00		FLOOR COVER	1	HARDWOOD	1.00										
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00										
FIXTURES	3	\$2,100		FUEL SOURCE	2	GAS	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	2018 / 3
																COND	03 03 %
																FUNC	0
																ECON	0
																DEPR	3 % GD 97
																RCNLD	\$444,100



12 Ocean Bluff Lane

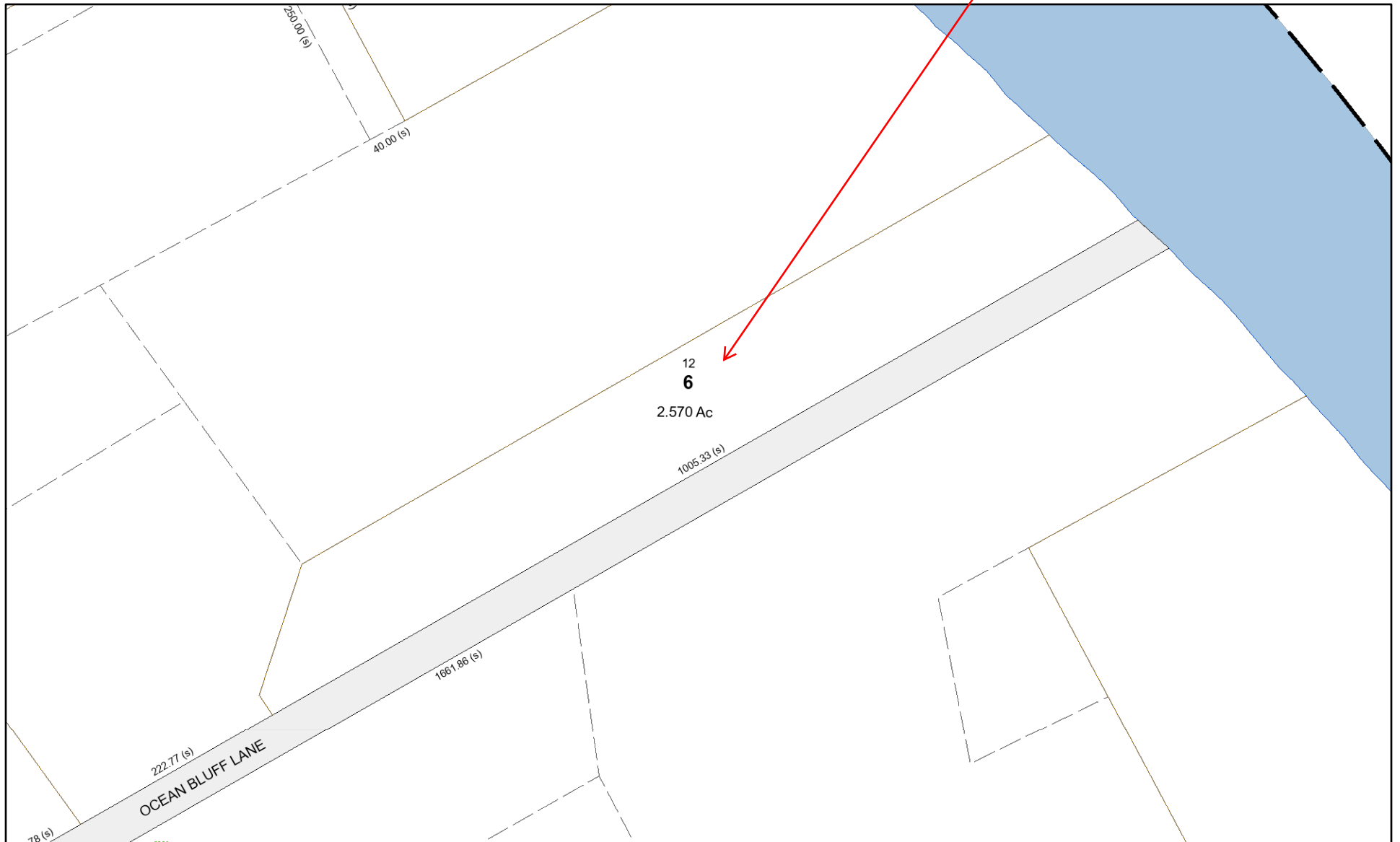
Truro, MA



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.

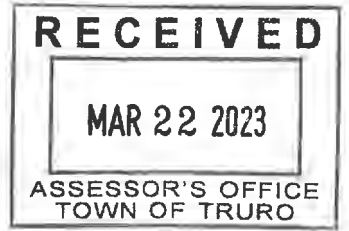


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: March 22, 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 type="checkbox"/> Special Permit ¹ |
| <input type="checkbox"/> Conservation Commission ⁴ | <input checked="" 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"/> Other _____ | <input type="checkbox"/> Accessory Dwelling Unit (ADU) ² | |
- (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: 3/22/2023 Date completed: 3/22/2023

List completed by: Laura Geiges Date paid: _____ Cash/ 288

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: March 22, 2023

To: Benjamin Zehnder on behalf of Truro Atlantic View Realty Trust

From: Assessors Department

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

Site Plan

Attached is a combined list of abutters for 12 Ocean Bluff Lane (Map 37 Parcel 6).

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

The names and addresses of the abutters are as of March 17, 2023 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by:

Laura Geiges
Assistant Assessor / Data Collector

12 Ocean Bluff Lane
 Map 37 Parcel 6
 Site Plan

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

Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/County
742	34-5-0-R	ROCHE DANIEL F JR	7 COAST GUARD RD	287 DEDHAM STREET	DOVER	MA	02030
1107	37-1-0-R	PAPA BUTCH REAL EST NOM TRUST TRS: RAQUEL ELLIS&EDGAR FRANCI	72 HIGHLAND RD	ATTN: RAQUEL ELLIS 692 MILLSTONE RD	BREWSTER	MA	02631
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
1115	37-9-0-R	READY ROBERT & LEVIN SUSAN M	90 SO HIGHLAND RD	147 WEST 87TH ST	NEW YORK	NY	10024
1127	37-21-0-E	U S A DEPT OF THE INTERIOR	86 SO HIGHLAND RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
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

LG 3/22/23

34-5-0-R

ROCHE DANIEL F JR
287 DEDHAM STREET
DOVER, MA 02030

37-1-0-R

PAPA BUTCH REAL EST NOM TRUST
TRS: RAQUEL ELLIS&EDGAR FRANCI
ATTN: RAQUEL ELLIS
692 MILLSTONE RD
BREWSTER, MA 02631

37-5-0-R

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

37-9-0-R

READY ROBERT & LEVIN SUSAN M
147 WEST 87TH ST
NEW YORK, NY 10024

37-21-0-E

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

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

LG 3/22/2023

Addendum – Nearby Structures

12 Ocean Bluff Lane
Assessor's Map 37, Parcel 6
Truro Atlantic View Realty Trust

March 27, 2023

Prepared by Benjamin E. Zehnder

6 Ocean Bluff Lane



7 Highland Light



7 Coast Guard Road



11 Highland Light



15 Highland Light



Highland Light Complex



Highland Light Complex



Highland Light Complex



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** (w/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.

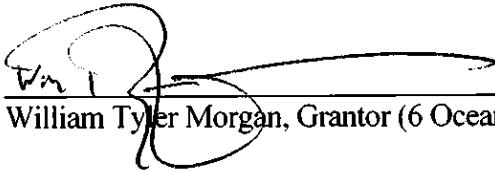
Meaning and intending to convey the same premises set forth in the deed from Thomas K. Small and Lucy J. Small, as Personal Representatives, et al, to Kenneth S. Kuchin, dated March 2, 2017, and recorded March 31, 2017 with the Barnstable County Registry of Deeds in Book 30391 Page 167 with regard to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



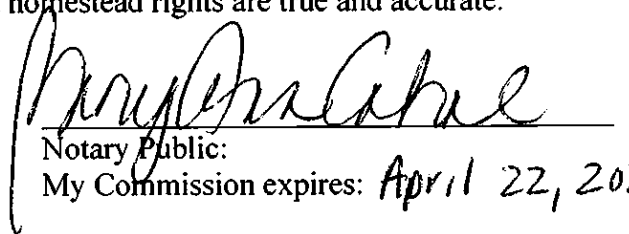
William Tyler Morgan, Grantor (6 Ocean Bluff Lane)

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

DECISION/MOTION OF THE ZONING BOARD OF APPEALS OF TRURO, MA.

Property Owner(s) and/or Applicant(s): Kevin S. Kuchin, by agt/atty Benjamin Zehnder,

**a/k/a Kenneth S. Kuchin*

Property Location: 12 Ocean Bluff Lane

Atlas Sheet: 37 Parcel(s): 6 (2017-015/ZBA)

Hearing Date: Monday, October 30, 2017

Special Permit	<input checked="" type="checkbox"/>	Vote: <u>5</u> Approve
Variance (amendment)	<input type="checkbox"/>	<u>0</u> Disapprove
Building Commissioner Decision	<input type="checkbox"/>	— Abstain
& Other	<input type="checkbox"/>	

Motion (Todd, 2nd Perkel): In the matter of 2017-015/ZBA, Kevin S. Kuchin, by agt/atty Benjamin Zehnder, for property located at 12 Ocean Bluff Lane, (Atlas Sheet 37, Parcel 6)(Reg. of Deeds title ref: Book 30391, Page 167) to grant a Special Permit, w/ref. to Sec. 30.7. of the Zoning Bylaw for the alteration/construction of a pre-existing, non-conforming structure(cottage) and construction of an accessory garage structure, as per plans filed, on a pre-existing, non-conforming lot, with non-conforming elements of the existing setbacks on the southern property line and lack of frontage issue on Ocean Bluff Lane. The ZBA finds no increase in non-conformity and further Finds said Grant is not more substantially detrimental to the neighborhood and in keeping with the intent of the Turo Zoning Bylaw.

I hereby certify this as a true and accurate record of the Zoning Board of Appeals:

Bertram Perkel chair
 Signature Bertram Perkel, Chair Date 11/1/17

Received, Office of the Town Clerk:

Cynthia A. Slade
 Signature Cynthia A. Slade, Town Clerk Date November 2, 2017

I hereby certify that this decision was filed with the Office of the Town Clerk on November 2, 2017 and 20 (twenty) days have elapsed since the date of filing, and:

No Appeal has been filed.
 An Appeal has been filed and received in this office on: _____

Cynthia A. Slade
 Signature Cynthia A. Slade, Town Clerk Date November 29, 2017

NOTE: Any person aggrieved by a decision of the Zoning Board of Appeals may appeal to the Superior or Land Court by bringing action within twenty days after the decision has been filed with the Town Clerk of Truro. (Massachusetts General Laws, Chapter 40A, Section 17.)

NOTE (2): APPLICANT/AGENT MUST ACT ON THIS DECISION WITHIN A YEAR

THE COPY OF THIS DECISION PROVIDED BY THE TOWN CLERK MUST BE FILED WITH THE REGISTER OF DEEDS OF BARNSTABLE COUNTY BY THE APPLICANT.

Cynthia A. Slade, Town Clerk, Town of Truro, December 4, 2017

A true copy, attest: *[Signature]*



TOWN OF TRURO

Planning Board

P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004 Fax: (508) 349-5505

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.

FREE SHIPPING on orders over \$75.

Size:



Small Medium Large



HT: 13 1/4" x 9" (HxW)

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)

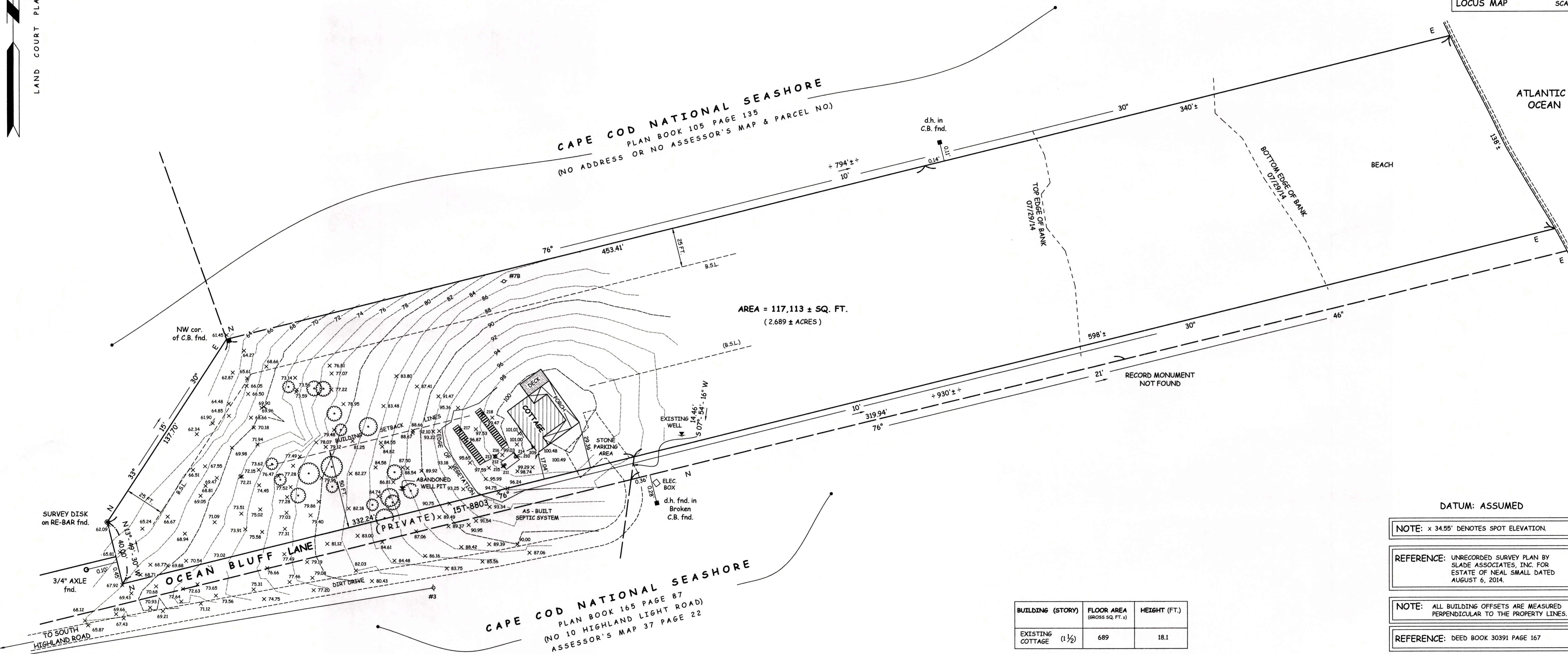
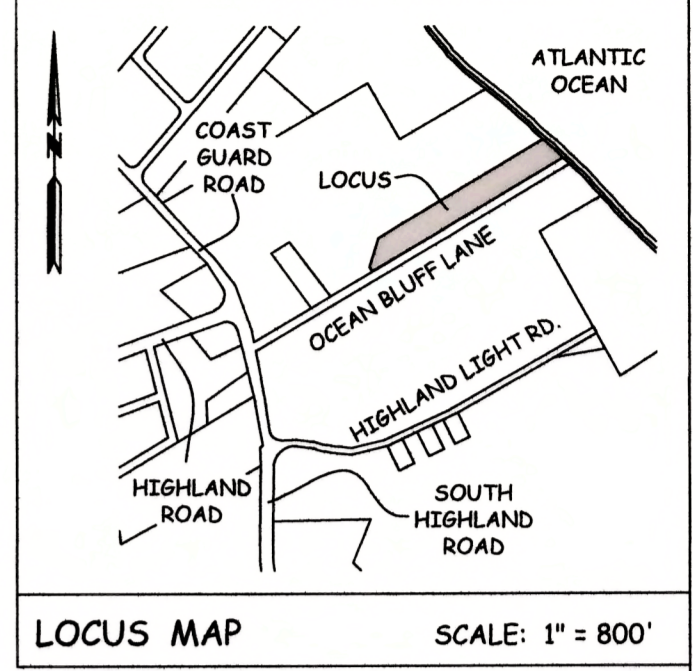
Compare Brightness:



VIEW CHART

Dimensions:

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



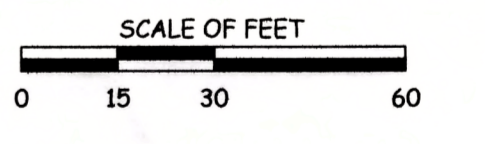
AREA = 117,113 ± SQ. FT.
(2.689 ± ACRES)

CAPE COD NATIONAL SEASHORE
PLAN BOOK 165 PAGE 87
NO 10 HIGHLAND LIGHT ROAD
ASSESSOR'S MAP 37 PAGE 22

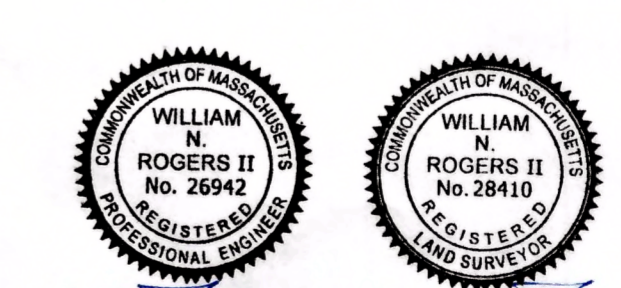
BUILDING (STORY)	FLOOR AREA (GROSS SQ. FT.)	HEIGHT (FT.)
EXISTING COTTAGE (1 1/2)	689	18.1

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

DATUM: ASSUMED
 NOTE: x 34.55' DENOTES SPOT ELEVATION.
 REFERENCE: UNRECORDED SURVEY PLAN BY SLADE ASSOCIATES, INC. FOR ESTATE OF NEAL SMALL DATED AUGUST 6, 2014.
 NOTE: ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
 REFERENCE: DEED BOOK 30391 PAGE 167

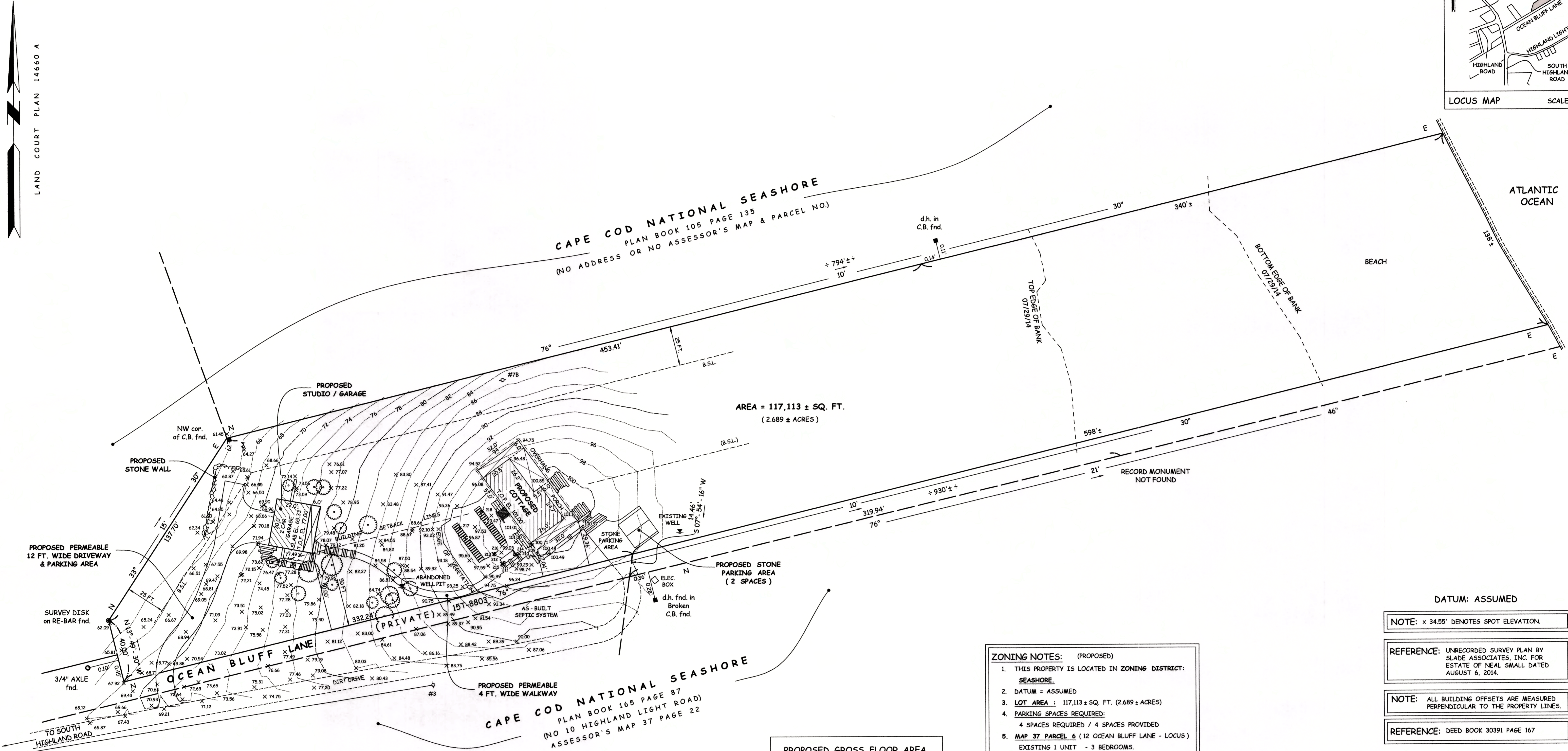
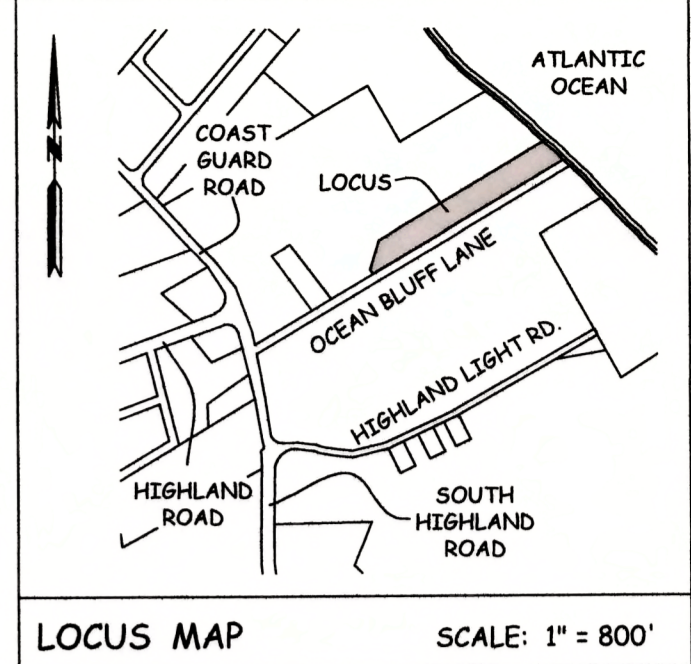


SITE PLAN OF LAND IN
TRURO
 AS PREPARED FOR
KENNETH S. KUCHIN
 DEPICTING
 EXISTING CONDITIONS
 (NO. 12 OCEAN BLUFF LANE)
 SCALE: 1 IN. = 30 FT. OCTOBER, 2017
WILLIAM N. ROGERS
 PROFESSIONAL
 CIVIL ENGINEERS & LAND SURVEYORS
 41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.
 508.487.1565 / 508.487.5809 FAX



WILLIAM N. ROGERS II
 REGISTERED PROFESSIONAL SURVEYOR
 OCTOBER 11, 2017

LAND COURT PLAN 14660 A



CAPE COD NATIONAL SEASHORE
 PLAN BOOK 105 PAGE 135
 (NO ADDRESS OR NO ASSESSOR'S MAP & PARCEL NO.)

CAPE COD NATIONAL SEASHORE
 PLAN BOOK 165 PAGE 87
 (NO 10 HIGHLAND LIGHT ROAD)
 ASSESSOR'S MAP 37 PAGE 22

AREA = 117,113 ± SQ. FT.
 (2.689 ± ACRES)

PROPOSED GROSS FLOOR AREA

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

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

ZONING NOTES: (PROPOSED)
 1. THIS PROPERTY IS LOCATED IN ZONING DISTRICT: SEASHORE.
 2. DATUM = ASSUMED
 3. LOT AREA : 117,113 ± SQ. FT. (2.689 ± ACRES)
 4. PARKING SPACES REQUIRED: 4 SPACES REQUIRED / 4 SPACES PROVIDED
 5. MAP 37 PARCEL 6 (12 OCEAN BLUFF LANE - LOCUS) EXISTING 1 UNIT - 3 BEDROOMS. PROPOSED 2 UNITS - 2 BEDROOMS.
 6. LOT COVERAGE: (EXISTING) 1.7%
 BUILDINGS: 689 SQ. FT.
 DECKS: 510 SQ. FT.
 PARKING AREAS: 781 SQ. FT.
 7. LOT COVERAGE: (PROPOSED) 6.0%
 BUILDINGS: 1,841 SQ. FT.
 DECKS: 1,013 SQ. FT.
 PARKING AREAS & DRIVEWAY 2,824 SQ. FT.
 WALKWAYS: 1,370 SQ. FT.

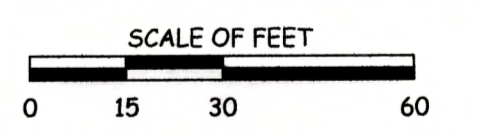
DATUM: ASSUMED

NOTE: x 34.55' DENOTES SPOT ELEVATION.

REFERENCE: UNRECORDED SURVEY PLAN BY SLADE ASSOCIATES, INC. FOR ESTATE OF NEAL SMALL DATED AUGUST 6, 2014.

NOTE: ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

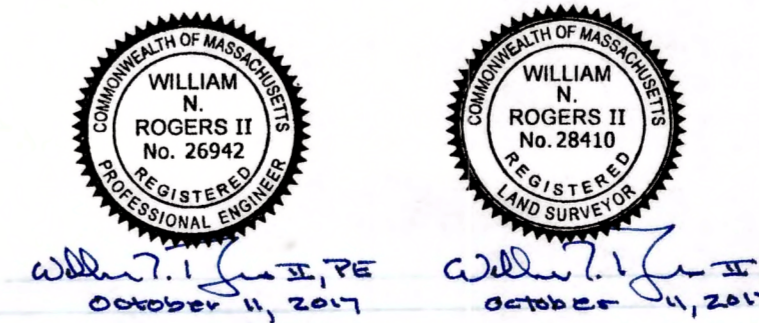
REFERENCE: DEED BOOK 30391 PAGE 167



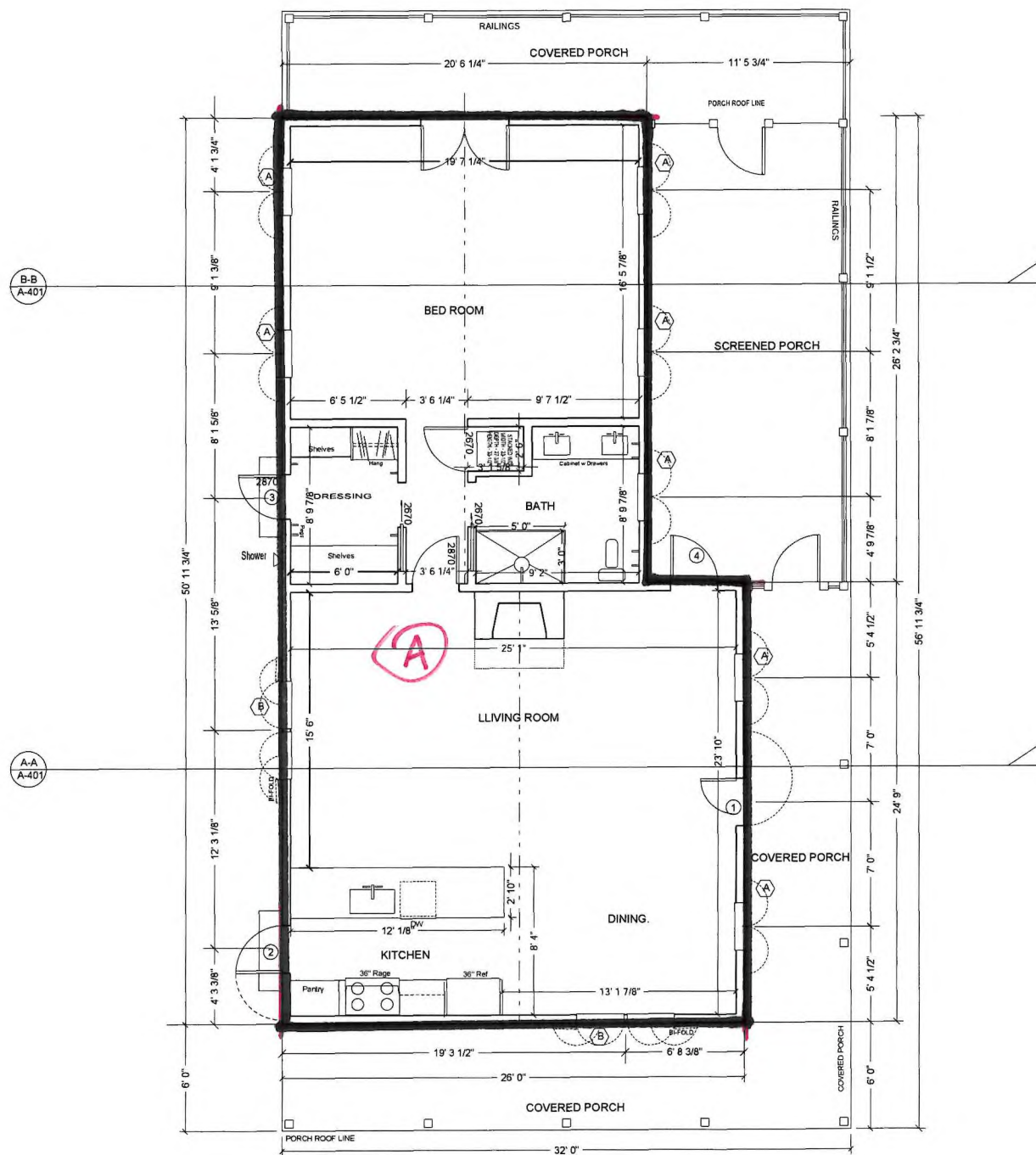
SITE PLAN OF LAND IN TRURO AS PREPARED FOR KENNETH S. KUCHIN DEPICTING PROPOSED CONDITIONS (NO. 12 OCEAN BLUFF LANE)

SCALE: 1 IN. = 30 FT. OCTOBER, 2017

WILLIAM N. ROGERS PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS 41 OFF CEMETERY ROAD, PROVINCETOWN, MASS. 508.487.1565 / 508.487.5809 FAX



1



1,182 sq

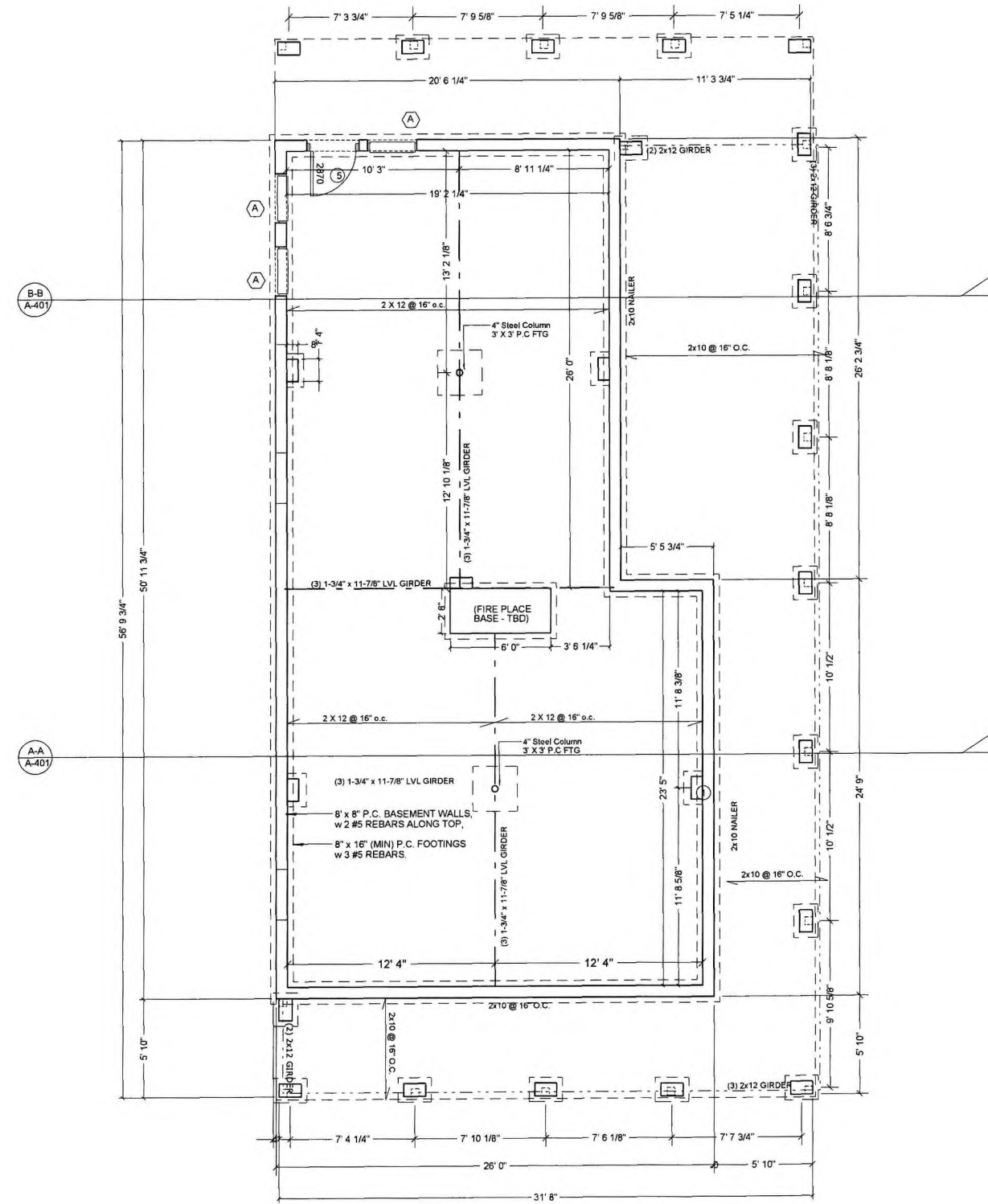
FIRST FLOOR

COTTAGE BASEMENT	1,182 SQ FT
COTTAGE 1ST	1,182 SQ FT
COVERED PORCH AREA	660 SQ FT

9/15/2017

SCHULZ / PEABODY Design Group P.O. BOX 2307 SOUTHAMPTON, NEW YORK 11969 (631) 283-7231 (EMAIL: MSPEARS@ADL.COM)	
Kuchin/Morgan Residence 12 Ocean Bluff Lane Truro, MA.	DATE 2017/04/07 2017/04/18 2017/08/30 2017/08/05
FIRST FLOOR	SHEET A-202
SCALE: 1" = 4'	

2



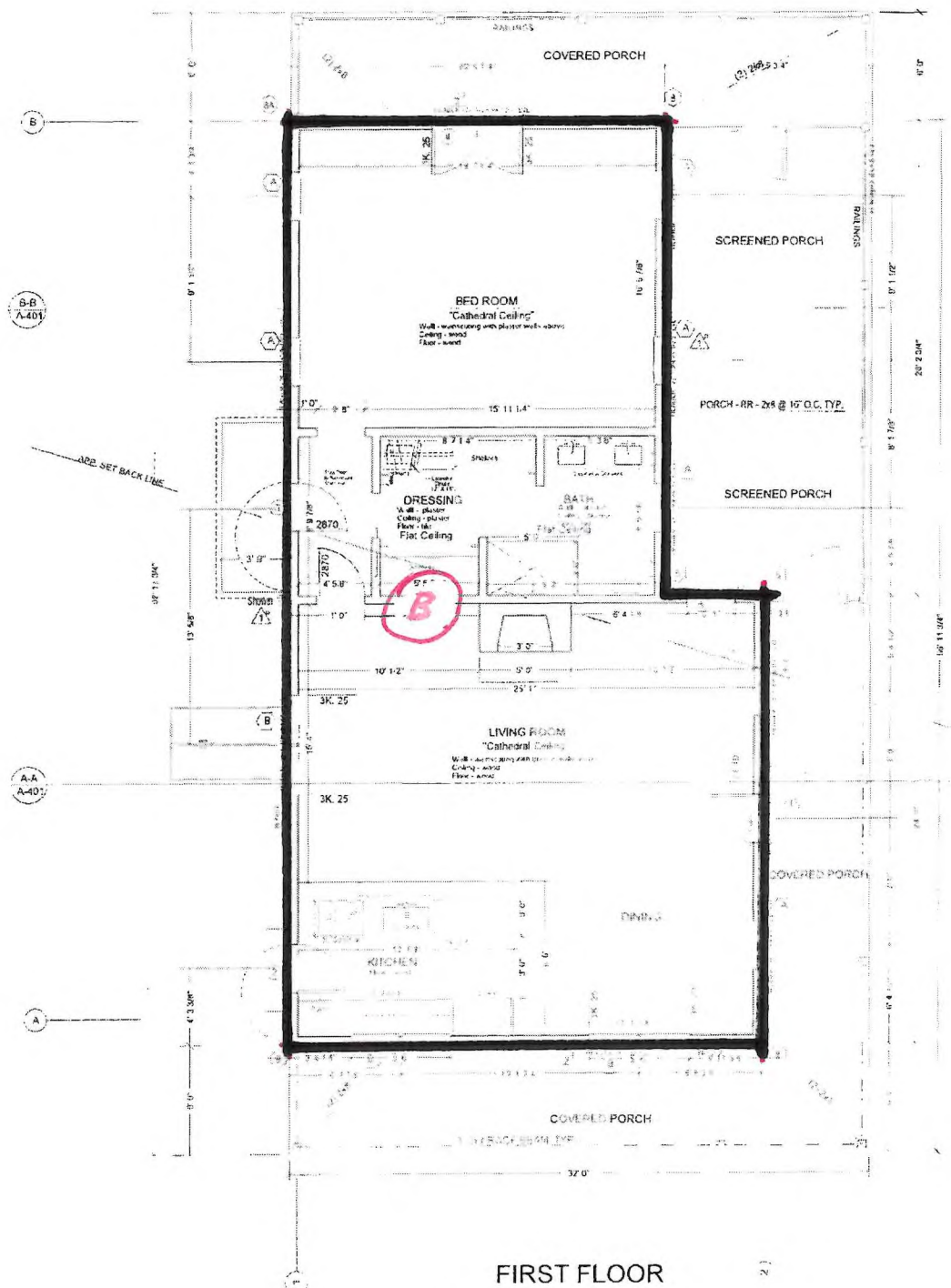
BASEMENT PLAN

COTTAGE BASEMENT	1,182 SQ FT
COTTAGE 1ST	1,182 SQ FT
COVERED PORCH AREA	660 SQ FT

9/5/2017

SCHULZ / PEABODY Design Group P.O. BOX 2307 SOUTHAMPTON, NEW YORK 11969 (631) 283-7231 (EMAIL: MSPEARS@AOL.COM)		DATE
Kuchin/Morgan Residence 12 Ocean Bluff Lane Truro, MA.		2017/04/07 2017/04/18 2017/06/30 2017/09/05
BASEMENT PLAN		SHEET
SCALE: 1" = 4'		A-201

3



1,182 sq

FIRST FLOOR

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

5/20/2018

SCHILLZ PEABODY Design Group
P.O. BOX 2109
SOUTHAMPTON, NEW YORK 11969
(516) 341-7211 FAX: (516) 341-7200

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

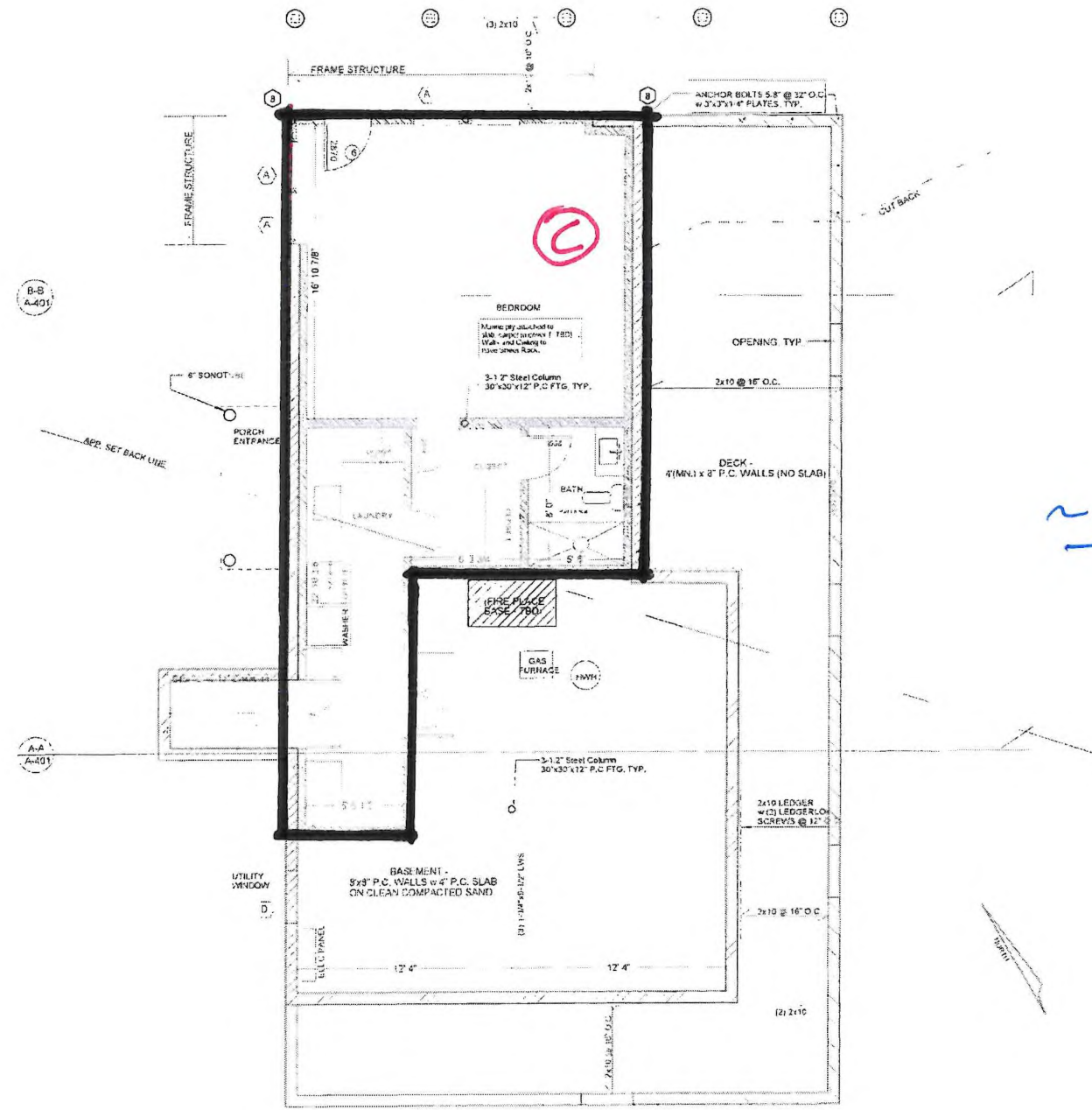
DATE
201704 07
201704 18
2017 04 20
2017 09 15
2017 11 30
2018 03 15
20180520

FIRST FLOOR

SCALE 1" = 4'

SHEET
A-201

4



~ 658

BASEMENT PLAN

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

5/20/2018

SCITUZ PLARBODY Design Group
 P.O. BOX 1347
 SOUTHAMPTON, NEW YORK 11969
 (516) 285-7241 FAX: (516) 285-7242

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

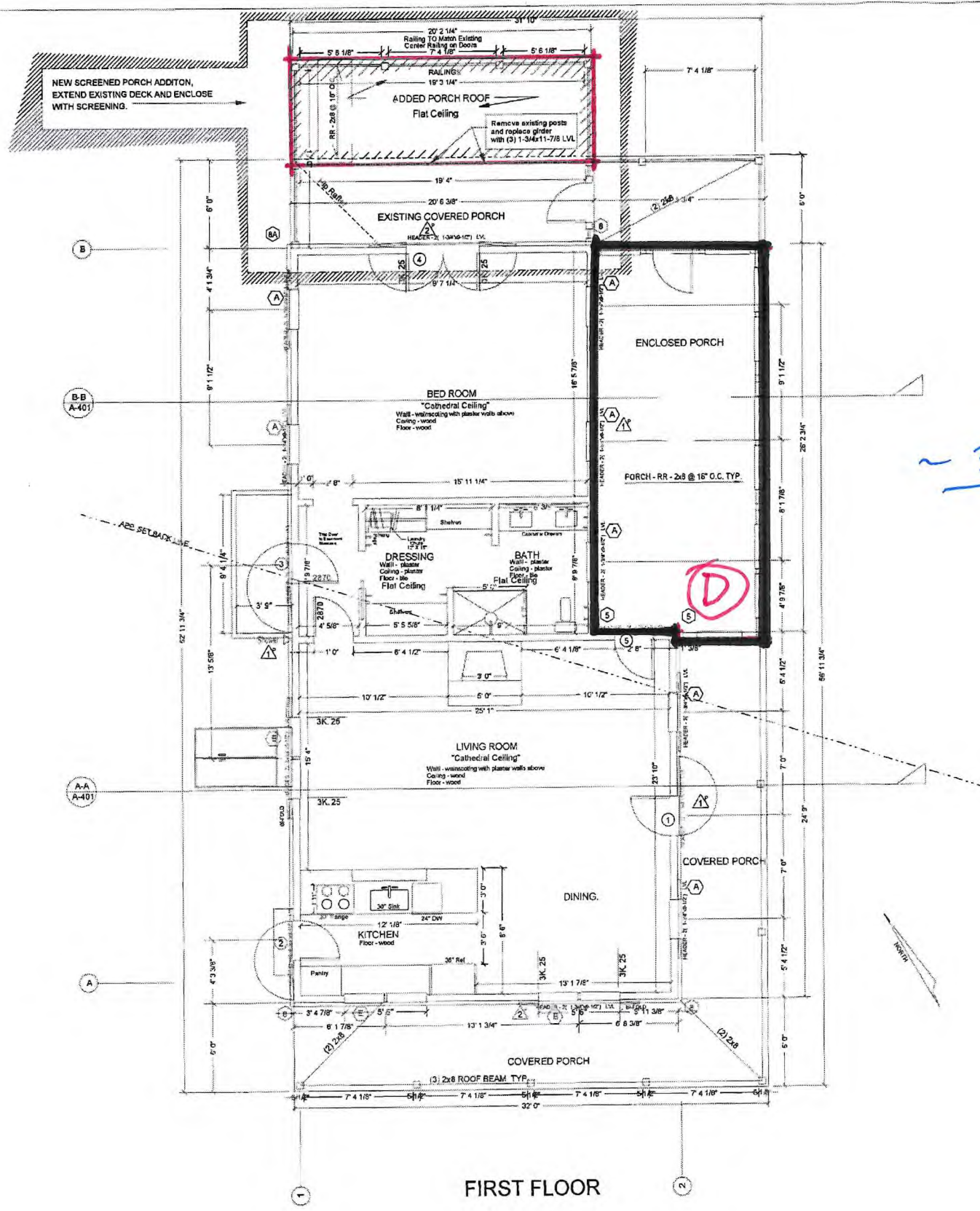
DATE
 20170407
 20170210
 20170320
 20170319
 20171126
 20171115
 20180520

BASEMENT PLAN

SCALE: 1" = 4'

SHEET
 A-200a

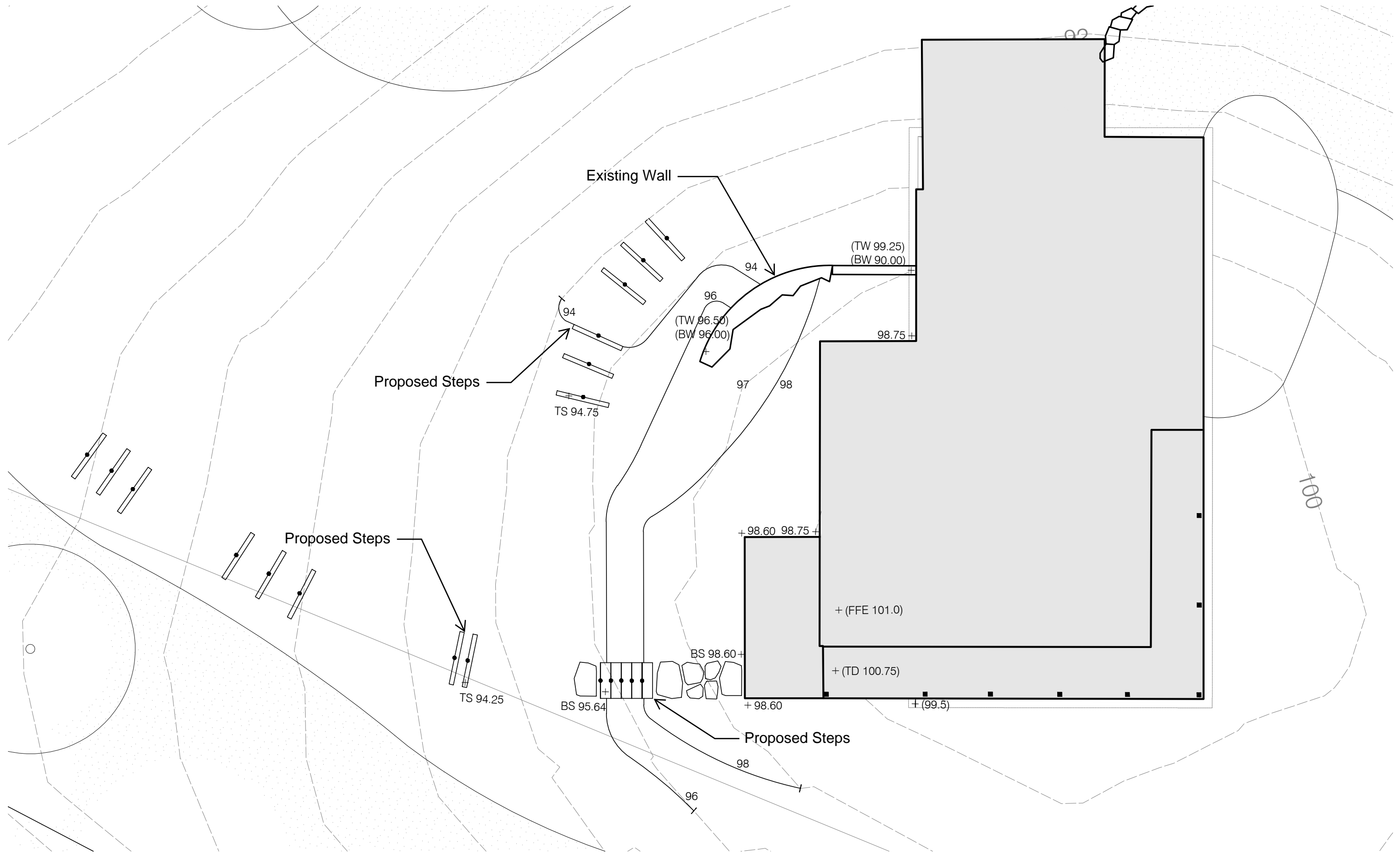
5



~ 301

10/9/2019

SCHULZ / PEABODY Design Group P.O. BOX 2307 SOUTHAMPTON, NEW YORK 11969 (631) 283-7231 (EMAIL: MSPR@AOL.COM)	
Kuchin/Morgan Residence 12 Ocean Bluff Lane Truro, MA	DATE 2017/04/07 2017/04/18 2017/05/05 2017/05/13 2017/11/20 2018/03/15 2018/05/20 2018/10/06
FIRST FLOOR	



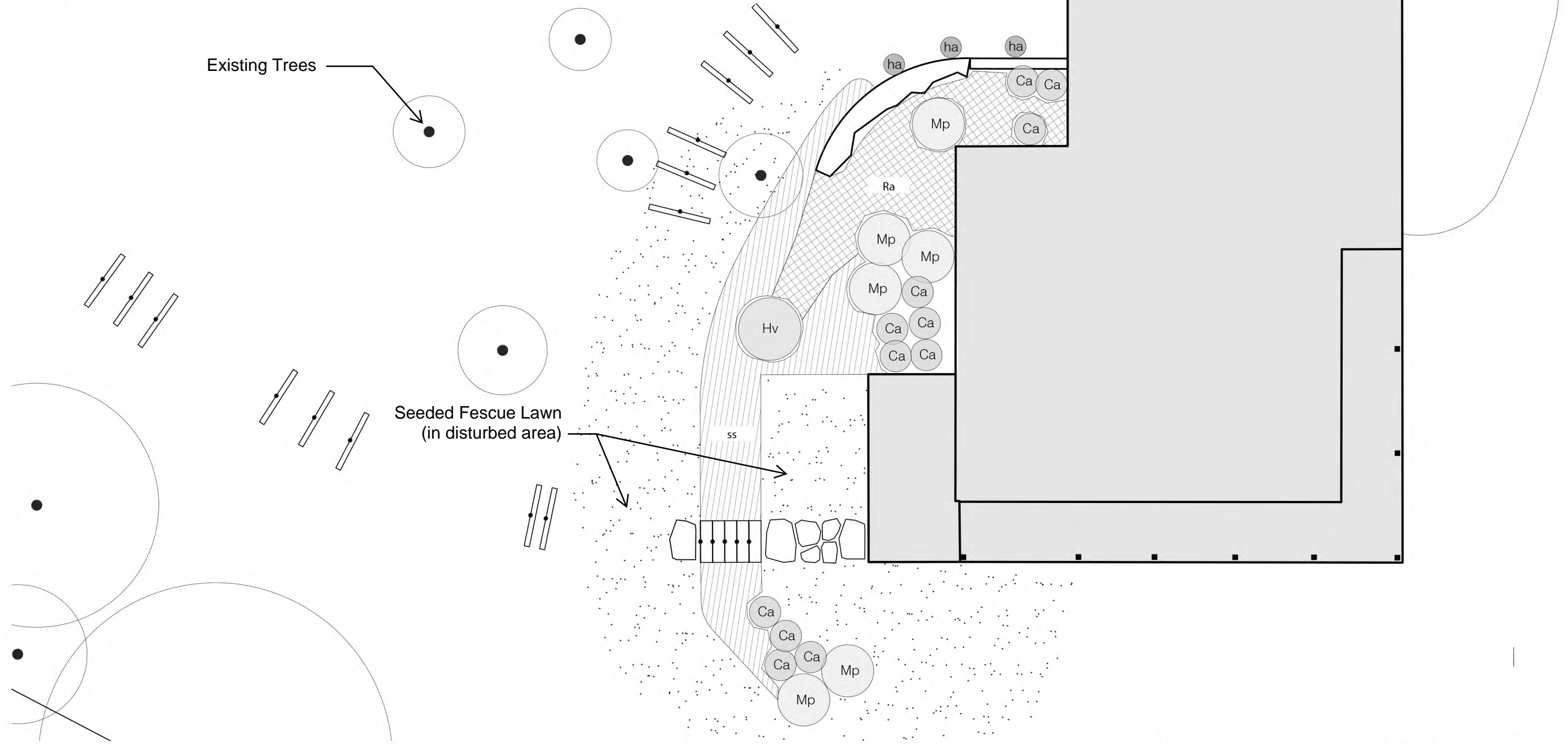
GRADING PLAN
 Rowe Jacobson
 12 Ocean Bluff Lane
 Truro, MA
 March 27, 2023

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.

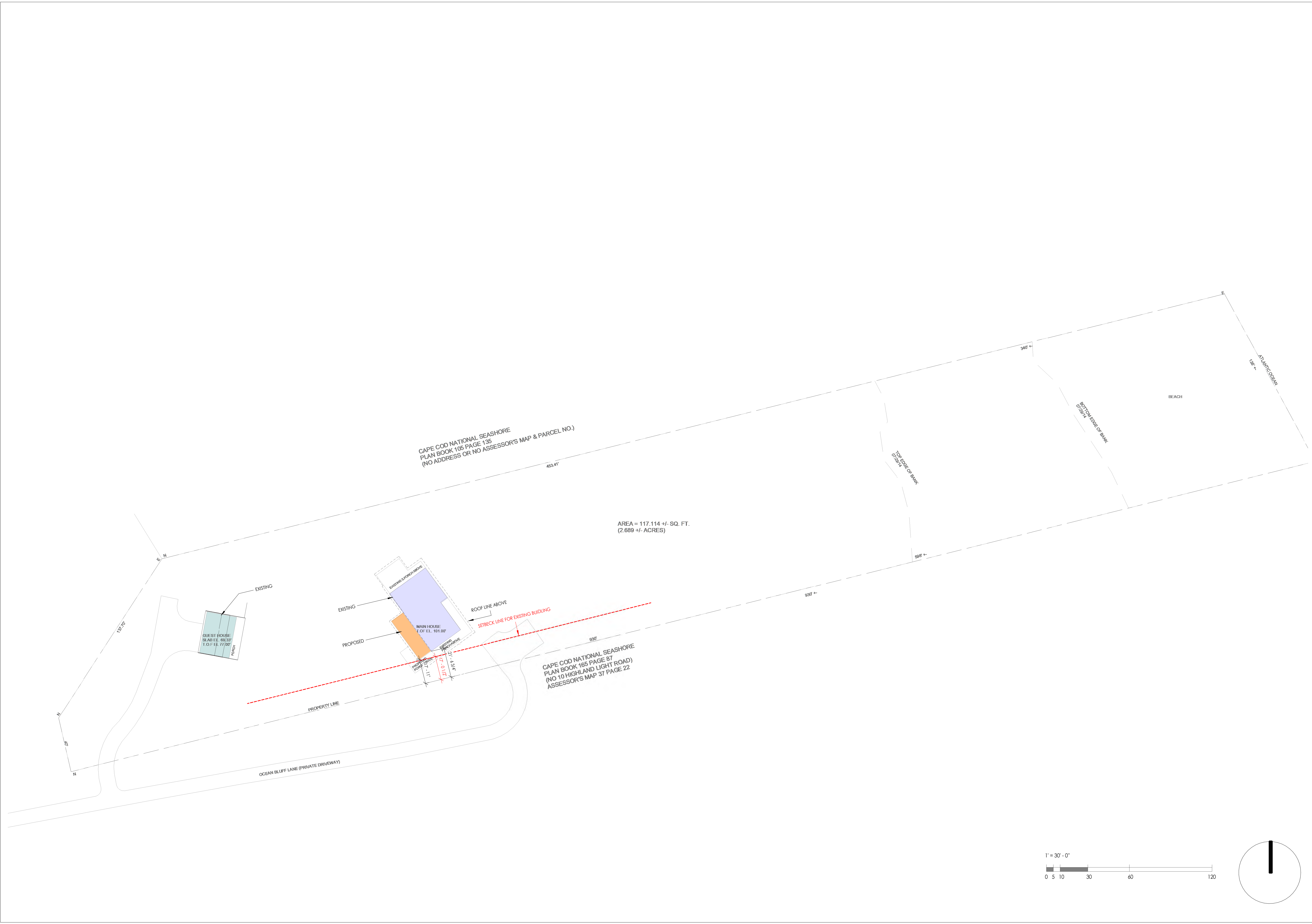


PLANTING PLAN
 Rowe Jacobson
 12 Ocean Bluff Lane
 Truro, MA
 March 27, 2023

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

Scale 1" = 10'

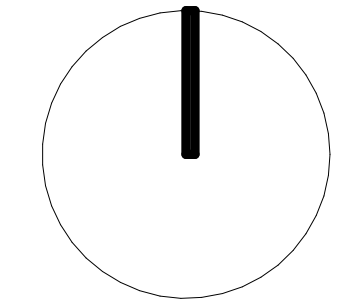
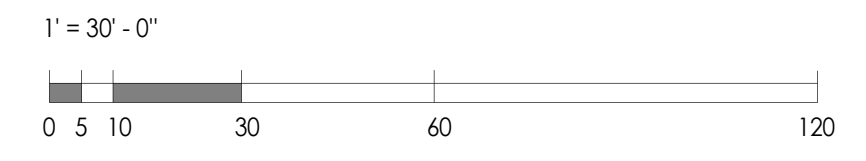
0' 10' 15'



CAPE COD NATIONAL SEASHORE
 PLAN BOOK 105 PAGE 135
 (NO ADDRESS OR NO ASSESSOR'S MAP & PARCEL NO.)

AREA = 117,114 +/- SQ. FT.
 (2.689 +/- ACRES)

CAPE COD NATIONAL SEASHORE
 PLAN BOOK 165 PAGE B7
 (NO 10 HIGHLAND LIGHT ROAD)
 ASSESSOR'S MAP 37 PAGE 22



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

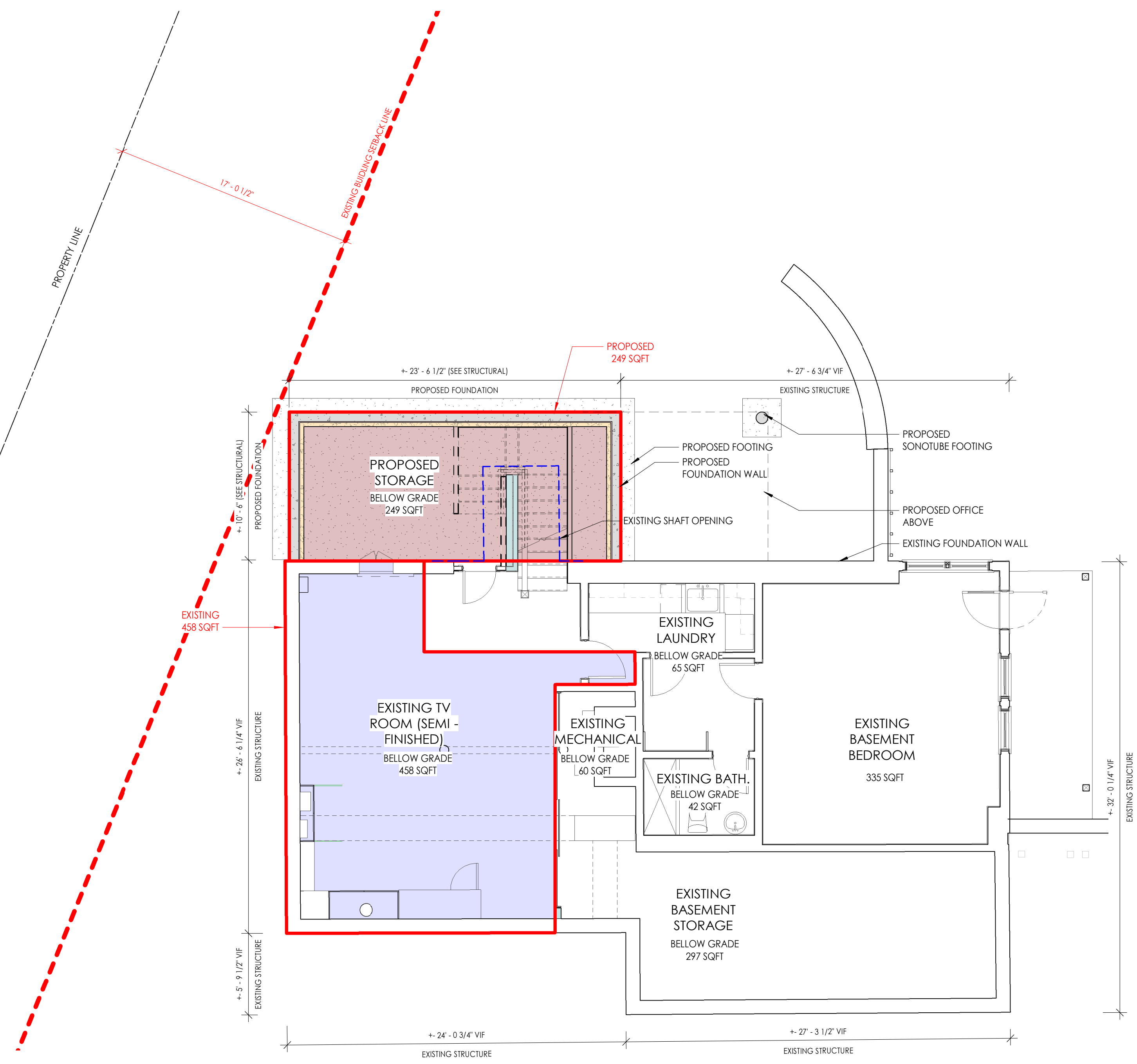
REVISIONS:

1	09.07.22	Issue for Permitting
2	10.13.22	Issue for Permitting
3	11.29.22	Revision
4	12.21.22	Revision

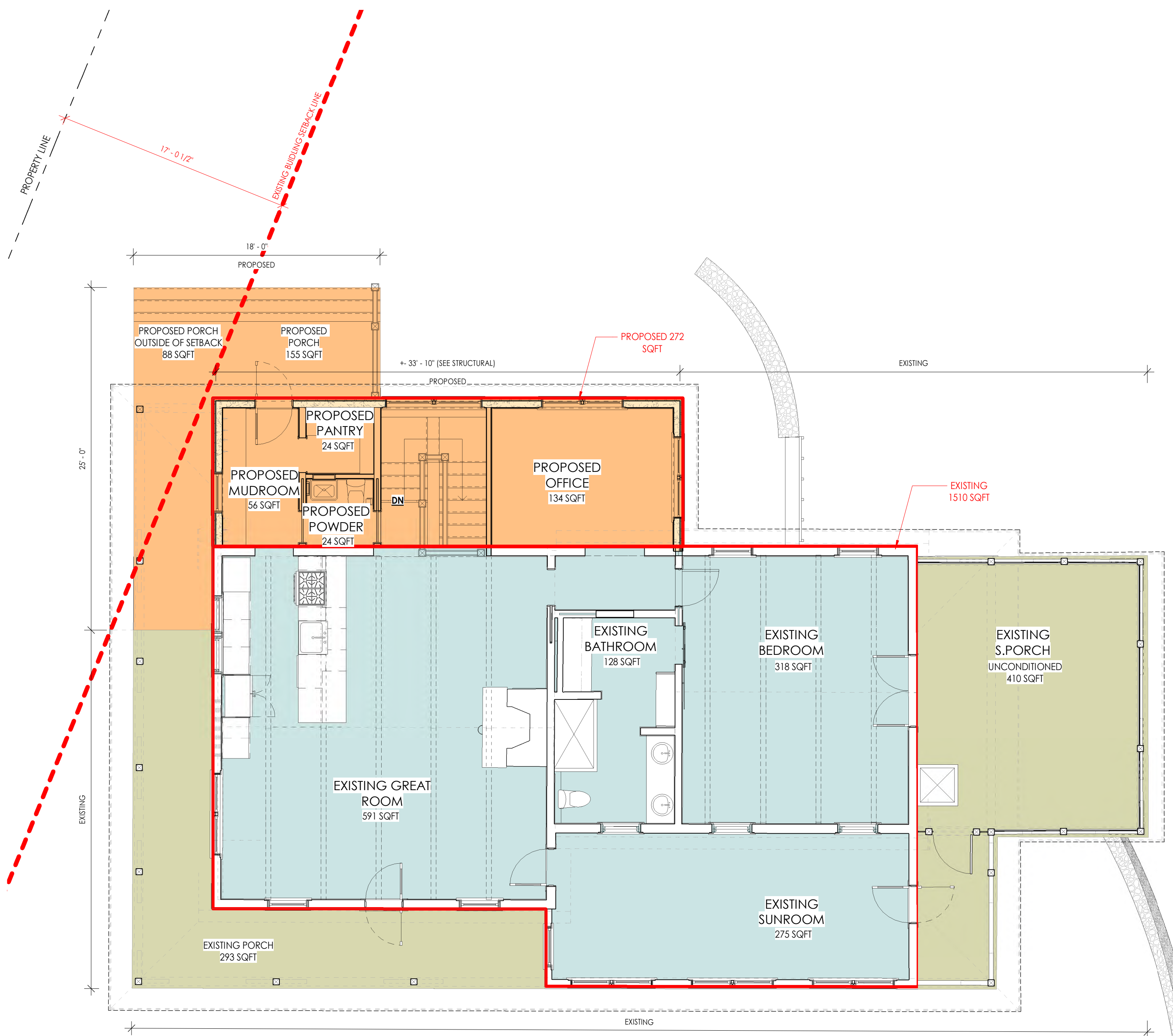
DRAWN BY: SA
CHECKED BY: JN

MAIN HOUSE
AREA STUDY

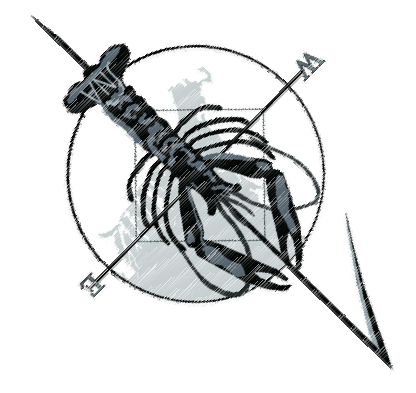
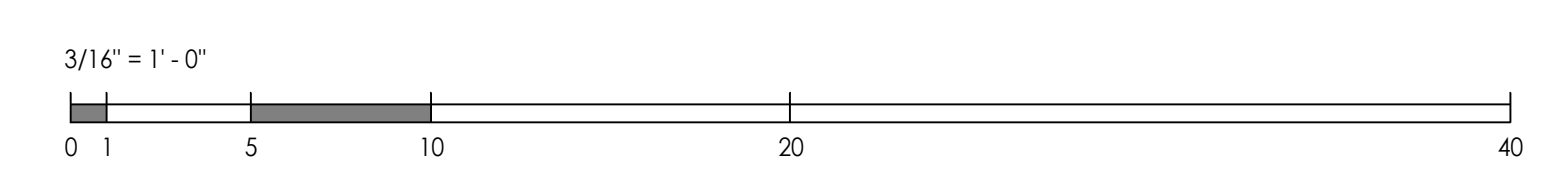
A030

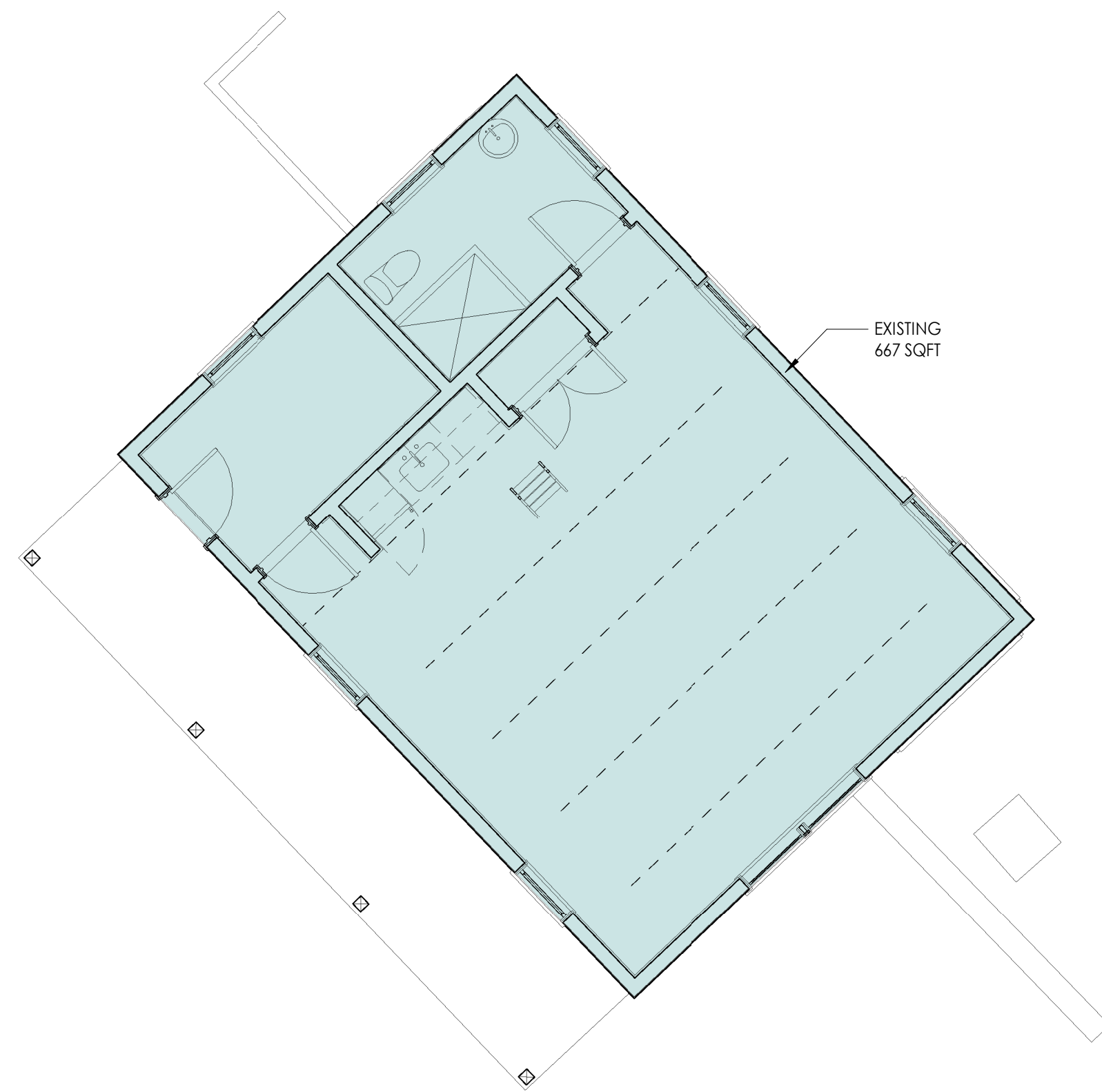


2 MAIN HOUSE AREA STUDY BASEMENT PLAN
3/16" = 1'-0"

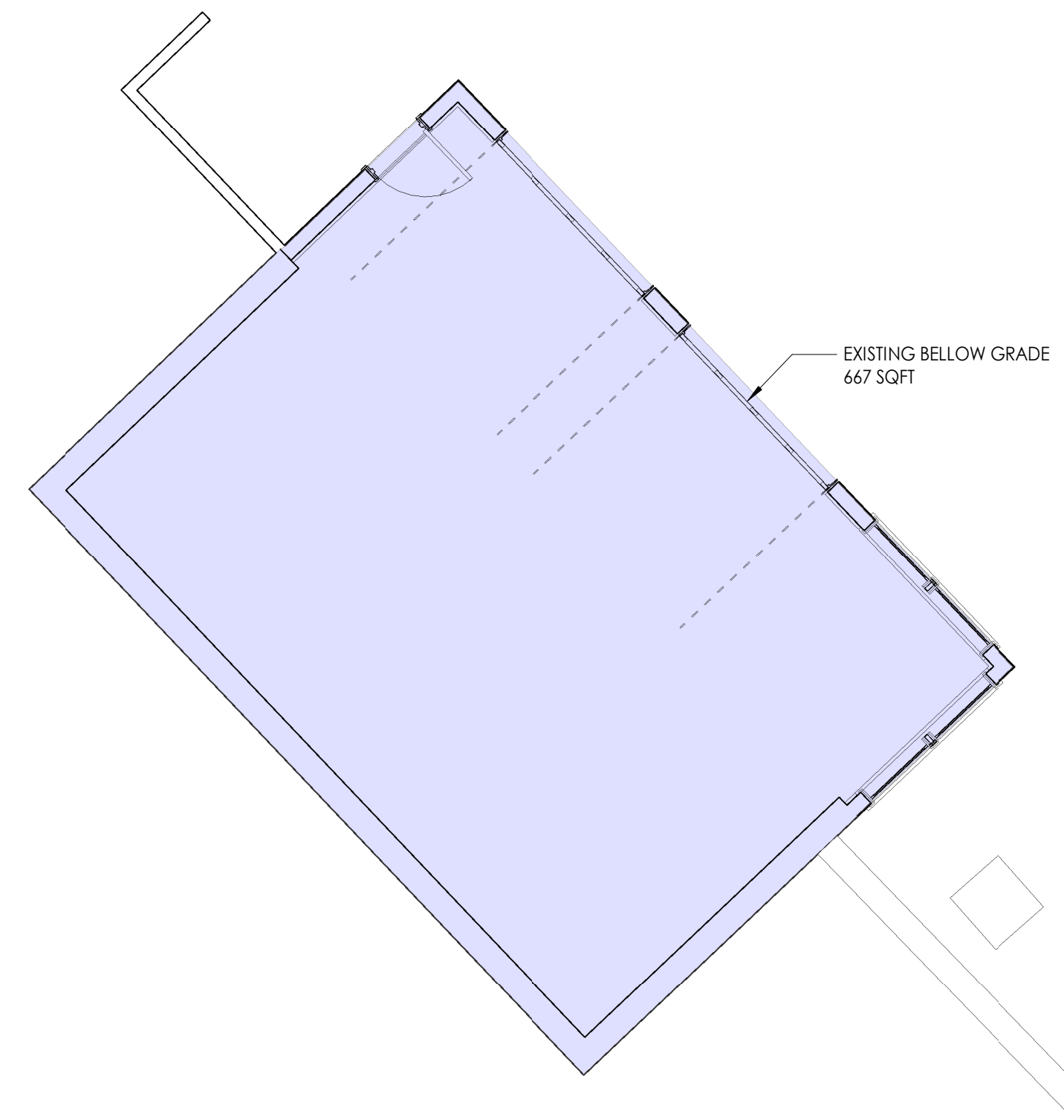


1 MAIN HOUSE AREA STUDY FIRST FLOOR
3/16" = 1'-0"

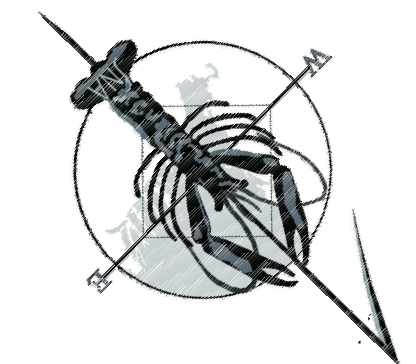
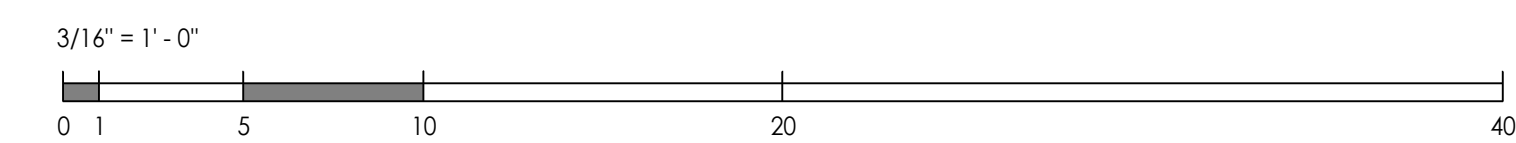




② GUEST HOUSE AREA STUDY FIRST FLOOR
3/16" = 1'-0"



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



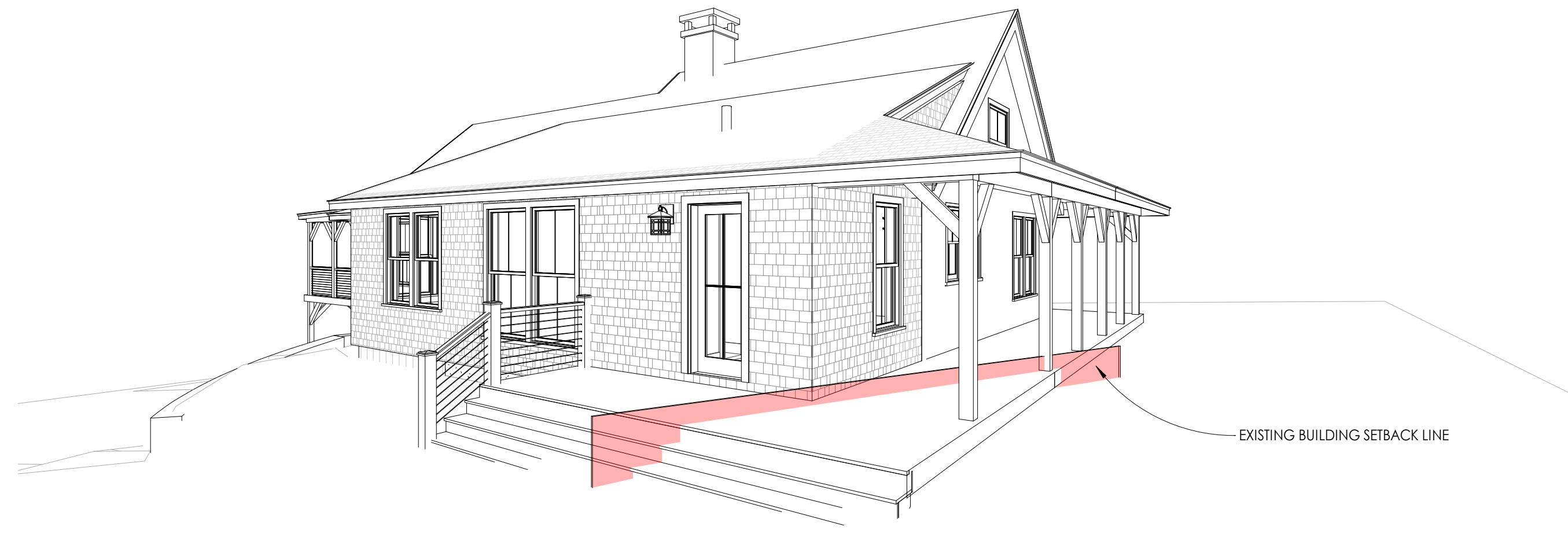
ROWE JACOBSON
12 Ocean Bluff, North Truro MA

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

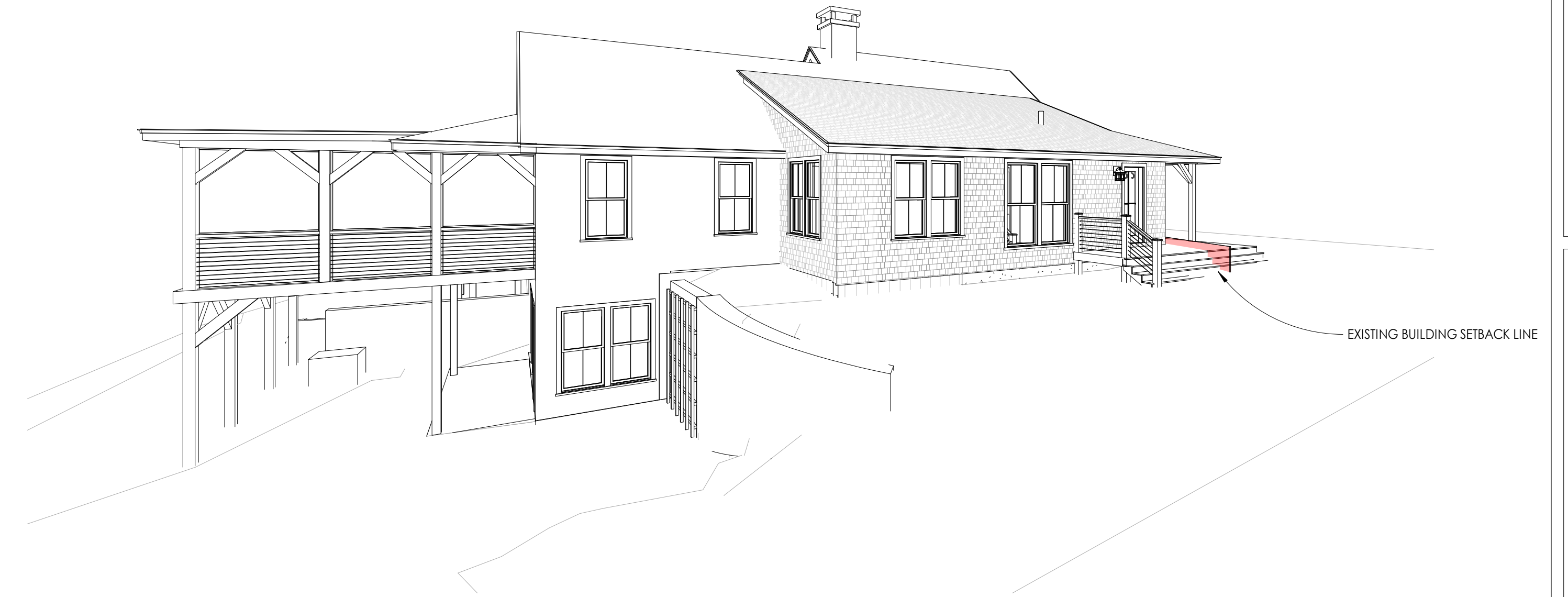
DRAWN BY: SA
CHECKED BY: JIN

GUEST HOUSE
AREA STUDY

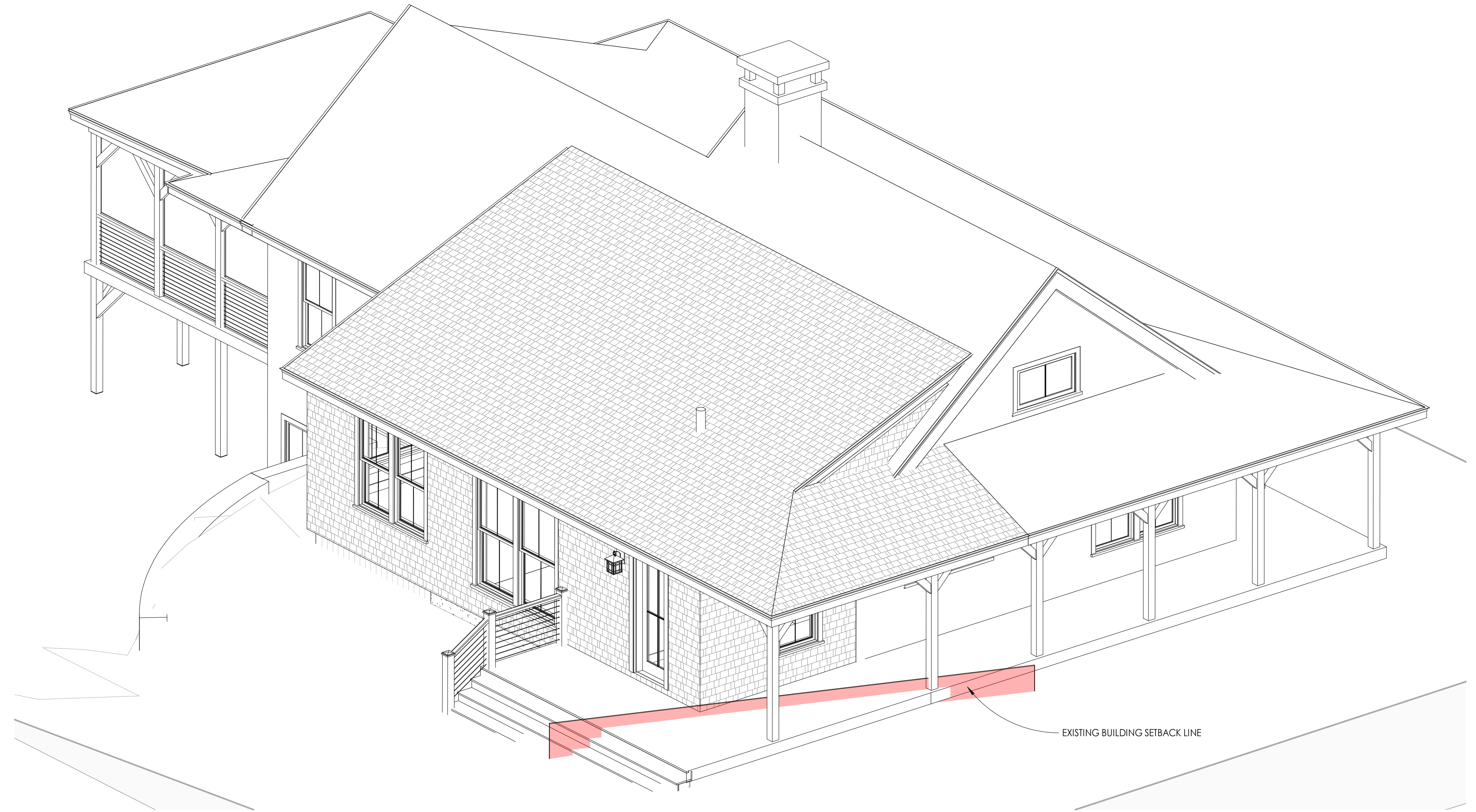
A031



3 EXTERIOR PERSPECTIVE 2 W. SETBACK LINE



2 EXTERIOR PERSPECTIVE 1 W. SETBACK LINE



1 AXONOMETRIC VIEW 1 W. SETBACK LINE

ROWE JACOBSON
12 Ocean Bluff, North Truro MA

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