# “Country Club Estates”

# Proposed Comprehensive Permit Development

# off Plymouth Street, Halifax, Massachusetts

# Requested Waivers

September 17, 2018

Applicant: R & J, LLC.

Subject Property: Off of Plymouth Street;

Assessor’s Map 63, Lot 6A; Map 63, Lot 31;

Assessor’s Map 73, Lot 5;

The Board hereby waives any and all local rules, regulations and/or bylaws necessary to construct the project consistent with the plans of approval as stipulated in the decision by the Halifax Zoning Board of Appeals.

**ZONING BOARD**

**SPECIAL PERMIT REQUEST:**

A special permit is requested to allow a multifamily development on land Zoned AR and B pursuant to 167-7-D(2)(A)-(D)

**167-12. DENSITY REGULATIONS FOR SPECIFIC USES.**

**MULTIFAMILY DEVELOPMENT**

1. A variance is requested for the reduction of the side yard setback from 30' to 25.0'.

2. A variance is requested for the reduction of the rear yard setback from 100' to 13.4'.

3. A variance is requested for the reduction of the required building separation of 100' to 15'.

4. A variance is requested for the 30-foot vegetated buffer free of parking and structures.

**CONSERVATION COMMISSION RULES AND REGULATIONS**

Part II Section 2.02 (3) A variance is requested for the no activity buffer to a wetland to be 25-feet.