



Plot Plan Application for Proposed Work

What is a plot plan?

A plot plan is an accurate boundary survey of a parcel of land and shows all the structures on it, required building setbacks (from local zoning), any easements or rights-of-way that would affect building on the parcel, and any proposed structures or additions. A plot plan protects the property owner by providing legal proof that the proposed improvements are in compliance with the zoning requirements; or if violations would exist with the proposed project, provides the information needed to either revise the design to comply or request relief from the Zoning Board of Appeals.

Why do I need one?

CMR 780, the State Building Code, requires that a Building Inspector certify that there are no zoning violations in order to issue a building permit or a certificate of occupancy. In order to do that, he needs to be able to determine beyond the shadow of a doubt that no zoning violations will exist—and a certified plot plan is the best way to do this. The most common zoning violation is an encroachment into required setbacks, and if the proposed building project would create such encroachment, approval must be obtained from the Zoning Board of Appeals prior to application for the building permit. Without this check-point, there would be little sense in requiring setbacks, the purpose of which are to ensure adequate light, air, and space between buildings on adjacent parcels of land.

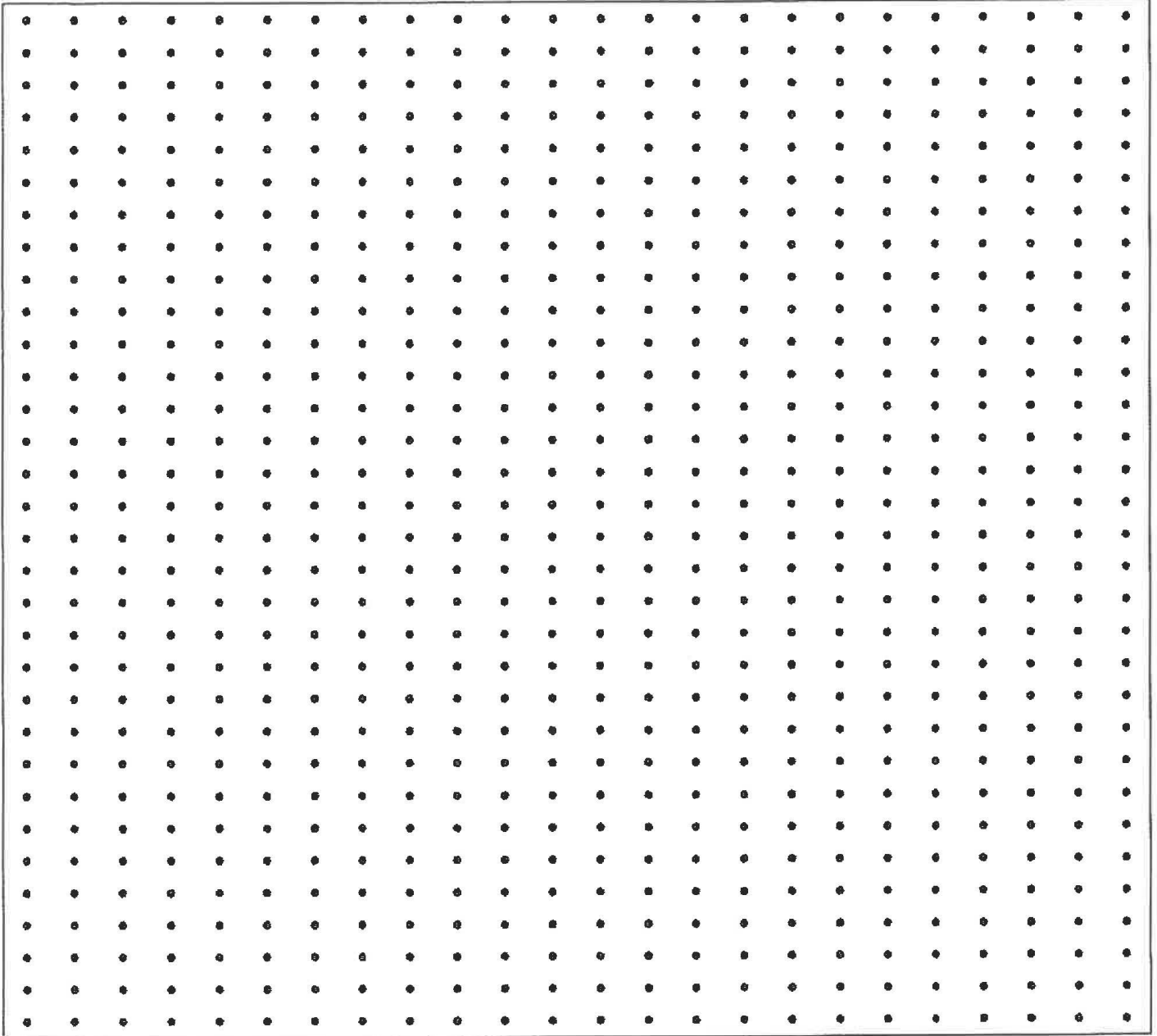
What should it include?

- Create drawing to scale, 1/8" minimum .
- Show all structures, fences, driveways and outbuildings, existing or proposed.
- Dimensional distances to all structures and property lines.
- Indicate setbacks for all proposed work.

Plot Plan

Name: _____

Address: _____



Front property line.