



Instructions for Administrative Appeal Application

Town Of East Longmeadow
Planning & Community Development

If an applicant has been denied a building permit by the Building Commissioner, or if any person is aggrieved by an enforcement action from any administration office, then the applicant or aggrieved party can apply for an Administrative Appeal from the Zoning Board of Appeals. Please contact the Department of Planning and Community Development with any questions while filing a request for Administrative Appeal.

A Complete Application Must Include the Following Required Documents:

- [Zoning Determination](#) signed by the Building Commissioner (8 copies)
- Administrative Appeal Application packet and supporting projective narrative (8 copies)
- [Property Deed and Owner Authorization Letter](#), if applicant is not the property owner (1 copy)
- [Certified Abutters List](#) signed and stamped by the Assessor's Office (1 copy)
 - Stamped envelopes equaling the number of abutters, plus 6 (number varies)
- [Tax Collector Affidavit](#) signed by the Collector's Office (1 copy)
- Site Plans (1 digital copy and # physical copies of each indicated below)
 - Existing conditions 11x17 (8 copies)
 - Existing conditions 24x36 (1 copy)
 - Proposed conditions 11x17 (8 copies)
 - Proposed conditions 24x36 (1 copy)
- Payment for the \$100 filing fee

To file a request for Administrative Appeal, Applicant will:

1. Receive a completed, signed Zoning Determination from the Building Commissioner that indicates a Building Permit was denied or receive Notice of Enforcement that an aggrieved party wishes to appeal.
2. Complete the Administrative Appeal application packet and compile all required documents.
Note: *Some fields in the application may not be applicable to some applicants. Please include a brief "project narrative" further explaining your request for Administrative Appeal.*
 - a. If the applicant is not the property owner, obtain a notarized Letter of Authorization from the property owner indicating they allow you to file this request for Administrative Appeal. Accompany this letter with a copy of the property deed (obtained online from the Hampden County Registry of Deeds)
 - b. Complete the Request for Certified Abutters List and file it with the Assessor's Office. Allow 10 business days for the Assessor's Office to email you a mailing list of all properties within 300 ft. of the subject parcel. Bring stamped envelopes, equaling the total number of abutters plus six (6).
 - c. File the Tax Collector Affidavit with the Collector's Office. The Collector's Office will indicate whether there are any unpaid bills or taxes that would prohibit the issuing of a permit.
3. Submit the appropriate number of copies of each required document and a check payable to the Town of East Longmeadow in the amount of \$100 to the Planning Department.
Note: *filing fees are non-refundable; payment for filings fees will not be accepted until the Planning Department has received completed application materials.*

4. The Planning Department will review your application for completeness and schedule you to the next available meeting of the Zoning Board of Appeals.
Note: attendance is required at public hearings.

Before the public hearing:

1. The Planning Department will send legal notice of the public hearing, to be advertised twice in The Reminder newspaper in accordance with M.G.L Chapter 40A §11.
Note: This notice is at the expense of the applicant. The Reminder will mail an invoice directly to the applicant's address provided on the application.
2. The Planning Department will mail notice of the public hearing to the mailing list generated by the Certified Abutters List using the stamped envelopes provided by the applicant.

During the public hearing:

1. The Zoning Board of Appeals will ask the applicant to provide information on their request for Administrative Appeal.
2. Members of the public will be allowed to speak in opposition or support of the applicant's request for Administrative Appeal.
3. The Zoning Board of Appeals will vote to approve or deny the request for Administrative Appeal.
Note: requests for Administrative Appeal may be continued over multiple public hearings of the Zoning Board of Appeals.

After the public hearing:

1. The Planning Department staff will create a formal written decision based on the approval/denial issued by the Zoning Board of Appeals, which will be filed with the Clerk's Office.
2. In accordance with M.G.L. Chapter 40A §15, there will be a twenty (20) day appeal period in which any person aggrieved with the Zoning Board of Appeals' decision may file an appeal.
3. Following the twenty (20) day appeal period, barring any appeals, the Clerk's Office will mail the applicant a copy of the Certified Decision.
Note: The Certified Decision must be recorded at the Hampden County Registry of Deeds.
4. Once recorded, call or email the Planning Department with the Book & Page number.
5. If the request for Administrative Appeal was approved, bring a copy of the recorded decision to the Building Department in order to proceed with obtaining a building permit or overturning any enforcement action.



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OFFICE ONLY	
Case:	

1) APPLICATION INFORMATION			
a. Property Address		b. Zoning District	
c. Assessor's Map		d. Lot(s)	
e. Registry of Deeds Book		f. Page	
g. Applicant Name		h. Applicant Phone	
i. Applicant Email			
j. Mailing Address			
k. Applicant Relationship to Property ¹	<input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Other:		
l. Owner Name		m. Owner Phone	
n. Owner Email			
o. Mailing Address			

2) REQUIRED INFORMATION FOR DETERMINATION OF APPEAL RULING

Under [Massachusetts General Law Chapter 40A Section 7, 8, and 15](#) anyone who has been denied a building permit or received enforcement action from any administrative officer may apply for an administrative appeal, you must describe your case and reasoning for the decision to be overturned.

a. Please attach a letter to the Zoning Board of Appeals that 1) describes the decision being appealed (attach documentation of the decision being appealed) and 2) explains the reasons for the decision to be overturned.

¹ if applicant is not property owner, attach [Owner Authorization Letter](#) and any agreements between owner & applicant

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Zoning Board of Appeals Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

Signature of Applicant		Date	
Signature of Owner		Date	