

Notice of Public Hearing -Town of Hamilton – Zoning Board of Appeals

The Town of Hamilton Zoning Board of Appeals will hold a Public Hearing on Wednesday, June 7, 2023, at 7:00 pm, at Town Hall, 577 Bay Road, Memorial Room, and via Zoom, for the property located at 11 Arthur Street, Assessor's Map 47, Lot 139, applicant is Raymond Marquis, 450B Paradise Road, Swampscott, MA, and the owner is Raghavender Bolishetti. Applicant is seeking a Variance from the front yard setback, under Zoning Bylaw 4.0: Dimensional and Density Regulations, in order to construct a 6' 6" x 7' 4" front porch with attached overhead canopy to be 7' 4" wide. A copy of the application is available for review by contacting the Building Department.

TOWN OF HAMILTON  
ZONING BOARD OF APPEALS

APPLICATION FOR ZONING BOARD OF APPEALS HEARING  
To be completed by all Applicants

\$75  
Check 6285  
paid  
Rec. 6-1-23

Date Submitted:

6-1-23

Applicant Name:

RAY MARAN

Phone:

978-500-0991

Applicant Address:

450 B PARADISE RD SWAMPSCOTT

Applicant respectfully petitions the Board of Appeal for the following:

That he/she is seeking (check all that apply):

- ☒ Variance: (State Type)  
☒ Extension or Alteration of a Non-Conforming Use, Structure, or Lot  
☐ Site Plan Review  
☐ Abbreviated Site Plan Review  
☐ Special Permit: (State Type)  
☐ Appeal of Decision of the Building Inspector  
☐ Conversion for Temporary Living Area  
☐ Comprehensive Permit  
☐ Other:

Address of Property if different from Applicant Address above:

11 ARTHUR ST.

Owner of property if different from Applicant noted above:

Note: If not the owner of the property, applicant must provide proof they are either the holder of a written option to purchase the property (or) verification they have authority to act on behalf of the owner of the property.

Zoning District:

R1A

Existing Lot Size:

.165 acres

State Briefly what structures are on the property:

EXISTING STAIR (PRE-FORMED STAIR FRONT ENTRANCE)

State in detail what the petitioner desires to do at said subject property:

INSTALL NEW STAIR & LANDING 8' WIDER ON  
EAST SIDE - INSTALL NEW ROOF RAILS &

State whether any petition as to the said premises has been submitted to this Board within the last five years. If so, give details:

YES - See enclosed Minutes

BAL.

State if any Building Permit has been granted to said premises within the past two years. If yes, give details:

NO

Signed:

[Signature]

Address:

450 B PARADISE  
RD. SWAMPSCOTT

Phone:

978-500-0991

Email:

RAY H MARAN 5007

APPLICATION CHECK SHEET  
HAMILTON ZONING BOARD OF APPEALS

VARIANCE

8 copies of all Materials. Refer to Instruction Sheet.

Section of the Zoning By-Law covering desired Board action(s)

Section 4 Dimensional + Density Reg.

**Variance Requested. Check all that apply.**

- ☐ Lot coverage
- ☐ Side yard setback
- ☒ Front yard setback
- ☐ Rear yard setback
- ☐ Frontage
- ☐ Parking
- ☐ Other. Specify. \_\_\_\_\_

**State hardship for which relief is sought:**

- ☒ Soil conditions
- ☒ Shape of the land
- ☐ Topography of the land

**Visual Materials Required - Scaled drawings showing at a minimum the following**

1. Site Plan: Include at a minimum:
  - ☐ Plan showing total parcel of land
  - ☐ Title block with Date
  - ☐ Scale
  - ☐ North Arrow
  - ☐ All property lot lines with dimensions
  - ☐ Area of parcel of land
  - ☐ All building locations with dimensions of structures and dimensions to lot lines
  - ☐ Location and use of all adjacent structures with dimensions to lot lines if applicant is seeking relief to construct within 20 feet of another building
  - ☐ Zoning District including Watershed Protection areas and Historic District areas. If property falls within more than one district, plan shall show all district lines.
  - ☐ Location of wetlands protected areas.
2. Exterior Elevations of the Building
3. Scaled floor plan of both new and existing structure



TOWN OF HAMILTON  
ZONING BOARD OF APPEALS

REQUEST FOR FINDINGS OF FACT  
VARIANCE

✓ Date Submitted: 6-1-23

Applicant Name: RABBY BOLISHETI  
Property Located at: 11 ARTHUR ST.

That literal enforcement of the Zoning By-Law would impose a substantial hardship on the petitioner due to circumstances relating to the soil conditions, shape or topography of the land or structures especially affecting the subject property but not affecting generally the area in which it is located, for the following reasons:

✓ Owner needs protection from adverse weather conditions.

That no substantial detriment to the public good would exist were the variance granted, for the following reasons:

✓ none

That no nullification or substantial derogation from the intent or purpose of the Zoning By-Law would exist were the variance granted, for the following reasons:

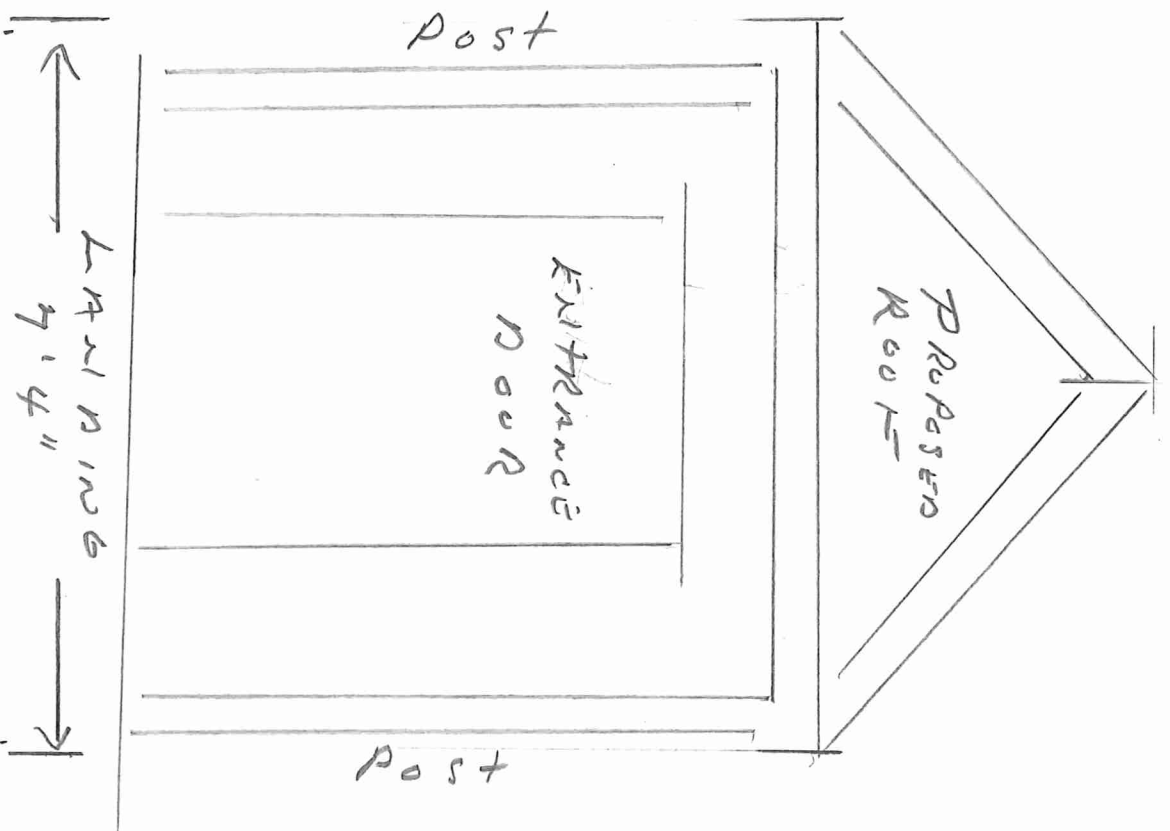
N/A

Signed: [Signature]

✓ Address: 456 B PARRISSE  
RD SWAMP SCOTT

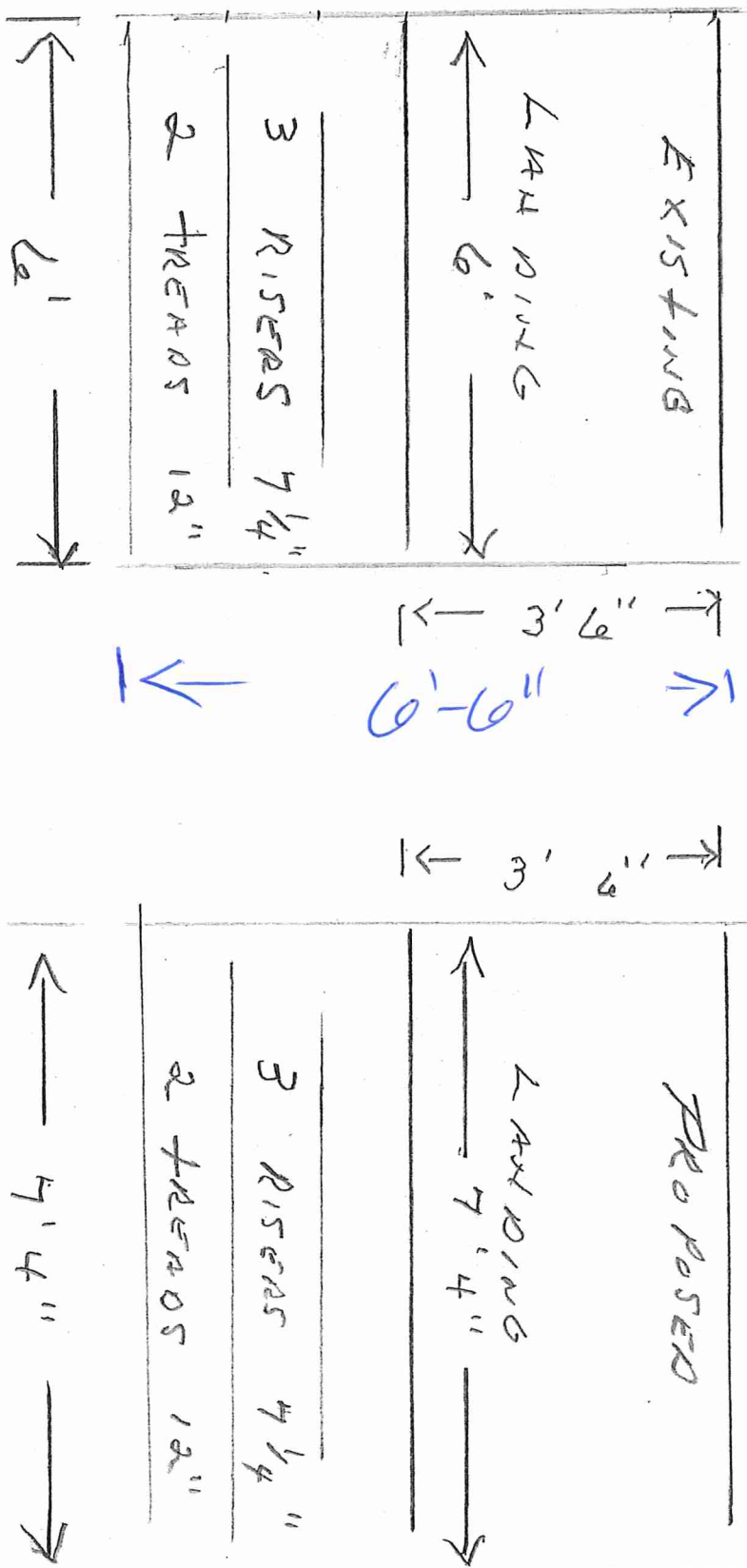
Phone: 978-500-2991





# 11 ARTHUR STREET

# 11 ARTLAND STREET







existing







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HAMILTON, MA  
2018 OCT 5 AM 9 20

Town of Hamilton  
Town Hall  
Hamilton, Massachusetts 01936

### ZONING BOARD OF APPEALS

Notice of Decision  
No. 13 of 2018

**Petitioner:** Raghavender Bolishetti

**Property Address:** 11 Arthur Avenue

**Relief Sought:** Front Setback Variance

**Pursuant to:** Hamilton ZBL Sections 4.1.1 and 4.1.2

**Petition Filed:** April 25, 2018

**Public Hearing Held:** June 6, 2018; continued to July 18, 2018; continued to August 1, 2018; continued to September 5, 2018; continued to October 3, 2018

**Decision Rendered:** Petition withdrawn without prejudice

<b>Vote of Board:</b>	William F. Bowler	In Favor
	John Rodenhizer	In Favor
	Kimberly Dietel	In Favor

**Appeals:** Appeals, if any, shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17, and shall be filed within twenty (20) days after the filing of this Notice of Decision in the office of the Town Clerk of the Town of Hamilton.

**Recording:** Under Massachusetts General Laws, Chapter 40A, Section 11, no variance or grant of a special permit shall be valid until the same has been recorded with the Registry of Deeds. It is the responsibility of the petitioner to record a certified copy of any decision of the Zoning Board of Appeals granting a variance or special permit stating that the appeal period has lapsed and that there have been no appeals or that if any appeal has been filed that it has been dismissed or denied.

HAMILTON ZONING BOARD OF APPEALS

MINUTES

Memorial Room 299 Bay Road.

July 18, 2018

Members Present: Bill Bowler (Chairman), Kim Dietel, and John Rodenhizer.

Others Present: Bruce Gingrich (Associate Member)

This meeting was called to order by Bill Bowler at 7:00 pm with a quorum established.

**Continued Public Hearing for a Special Permit. Raghavendher Bolishetti. 11 Arthur Ave.  
Request a Finding of Fact/Non-Conforming Structures in order to Construct a Front Porch  
on the Existing Dwelling.**

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25' from the ex  
that showed ex  
the property lin  
The applicant p  
property line.  
the property lin

Minutes  
Decision from  
2018

on the front setback. Other homes  
orhood hoping the dwellings on  
was on the corner facing Garfield  
ear that the setback was less than  
ear record needed to be established  
ne. The By-law required 25' from  
e plot plan would be sufficient.  
existing home was 15' from the  
orch, which would make it 9' to

Fred Mills (an a  
from the top of  
Mills asked for  
porch would be  
neighborhood. Mr. Mills added that anything allowed by right would not match the  
neighborhood or the architecture of the house. John Rodenhizer responded that the applicant  
could not build anything further than the neighbors on his left or right. Kim Dietel responded  
that the ZBA could not approve something because it might look better. Mr. Mills said that all  
the houses along Grant Avenue were within 8' or 9' of the roadway. The neighborhood was  
completely non-conforming. Mr. Rodenhizer said that he believed all the houses were further  
back than 9' and the ZBA was trying to stay uniform and not let people build up to the roadway.  
Mr. Mills disagreed regarding Grant Avenue and noted that the applicant's house was at the  
corner of Grant and Arthur Avenues.

The public hearing would be continued until August 1, 2018. Bill Bowler indicated that if  
drainage were the issue, which could be addressed by covering up the infrastructure with a  
porch, he might consider it. Fred Mills said the only reason to build the porch was because the  
interior of the home was being destroyed by rain. A stamped engineered plan would be provided

to be reviewed. The plan needed to show the setbacks of the neighboring houses. John Rodenhizer recalled that the previous house was 12.5' from the property line but the builder built it further back (15'). Now the applicant wanted to encroach up to 9', which Mr. Rodenhizer believed was unacceptable. Mr. Bowler would review the file to determine the details.

**Public Hearing for a Special Permit. William and Beverly Patten. 33 Berrywood Lane. Requesting relief from the Zoning By-law Section 3.4. Conversion for a temporary living area. 1.**

Attorney Phillip Lake offered a history of the project. The applicant had a 29 year old daughter with special needs who needed to stay in close proximity to the applicant for her on-going care and support. Attorney Lake noted that abutters were in support. Attorney Lake estimated the size of the unit to be about 420 sf but John Rodenhizer calculated the size to be 642 sf in total including the loft. The requirement was that the unit needed to be less than 1,000 sf and less than 1/3 of the residential gross floor area, according to Bill Bowler. The main building was 2,600 sf. One condition would be for the applicant to submit for the file, something from the assessor's office or other source confirming the square footage, John Rodenhizer said he wanted to quantify the square footage of the home and accessory unit with an architect stamped letter. The applicant would need to return every four years for renewal, according to Kim Dietel.

Bill Bowler reviewed the other requirements for the approval. Plans were in place for the septic replacement, which met all setbacks. The existing dwelling had been there for at least two years. The applicant would live in one of the units. The temporary unit would be used by a family member. No other accessory dwelling units were on the lot. The applicant submitted scaled architectural drawings. If granted the permit must be renewed every four years. The unit was less than 1,000 sf or 1/3 the size of the residential dwelling unit. The unit was not an extension of the existing building. The unit had one bedroom. John Rodenhizer suggested that a condition be included that the loft not become another bedroom. The maximum number of tenants would be two but only one was proposed. The lot needed to be 10,000 sf but was 30,000 sf. The external appearance would not be altered from a single family dwelling. An additional parking space was required but there was a two car garage and three parking spaces. The kitchen facilities would be removed upon cessation of the unit. Mr. Rodenhizer noted the current access via the neighbor's property with a 14' easement, which would allow for fire truck access. Mr. Bowler said the plans had been distributed to all departments and the police and fire departments had no concerns. If the owners were to move, the apartment would no longer be allowed under this section.

Motion made by John Rodenhizer to approve the Special Permit subject to the condition that the applicant 1) submit a stamped letter from the architect that sets forth the square footage of the existing dwelling and the temporary dwelling and 2) the loft cannot be used or converted into a second bedroom.

Kim Dietel seconded.

Vote: Unanimous in favor.



HAMILTON ZONING BOARD OF APPEALS  
MINUTES

Memorial Room 299 Bay Road.  
September 5, 2018

Members Present: Bill Bowler (Chairman), Kim Dietel, and  
John Rodenhizer.  
Others Present: Bruce Gingrich (Associate member).

This meeting was called to order by Bill Bowler at 7:00 pm with a quorum established.

Continued Public Hearing for a Special Permit. Raghavendher Bolshetti. 11 Arthur Ave. Request a Finding of Fact/Non-Conforming Structures in order to Construct a Front Porch on the Existing Dwelling.

At the previous meeting, the Board requested that the applicant prove the porch would be within the confines of the original dwelling. A 6' x 32' porch was proposed. John Rodenhizer asked what the distance was of the setback from the road property line to the properties to the left and right of the subject property. The original proposal had the home moved back to make it more conforming when it was reconstructed. Mr. Rodenhizer noted that the current proposal had the same setback as the previous two meetings. The original plan (before reconstruction) had a 12' setback and when the home was reconstructed the setback was increased to 15'. A 6' porch would create a 9' setback. The steps did not count as part of the setback as they were egress. No site plan had been provided to ensure proper measurements for the current house or the two abutting properties.

John Rodenhizer said a 4' porch might be allowed as there was a water problem with the roof over the front door. Mr. Rodenhizer suggested investigation into ways to post the roof without going down to the ground. The setback requirement was 25' from the house to the road's property line but an average of the two abutting properties' setbacks could be used to keep the character of the neighborhood. It was agreed that the proposed new porch would make the house even more non-conforming than the original home was before it was reconstructed and moved back. Kim Dietel said she did not want to set a precedent and suggested a 3' porch, which would allow water to cascade off the roof. The structure could also be constructed with brackets. Mr. Rodenhizer agreed with the 3' porch concept and added that the step did not count as it was part of the egress. The landing would be 4' and could be the egress for the house but Mr. Rodenhizer did not agree with decks to the left and right of the doorway. Members of the Board agreed that they had never allowed anyone to push closer to the property line than their neighbors and requested that an engineer show a plan with neighboring house setbacks.



HAMILTON ZONING BOARD OF APPEALS

MINUTES

Memorial Room 299 Bay Road.

June 6, 2018

Members Present: Bill Bowler (Chairman), Kim Dietel (7:20 pm), and John Rodenhizer.

Others Present: Bruce Gingrich (Associate Member)

This meeting was called to order by Bill Bowler at 7:00 pm with a quorum established.

**Continuation of a Public Hearing for a Special Permit. Wendy Cunniff and Sean Phelan. 22 Naples Road. Requesting relief for a Non-Conforming Structure to build a 12' x 16' shed.**

Motion made by John Rodenhizer to allow for the withdrawal without prejudice at the applicant's request.

Seconded by Bruce Gingrich.

Vote: Unanimous in favor. (Bill Bowler, John Rodenhizer, and Bruce Gingrich).

**Public Hearing for a Special Permit. Raghavendher Bolshetti. 11 Arthur Ave. Request a Finding of Fact/Non-Conforming Structures in order to Construct a Front Porch on the Existing Dwelling. Continued until July 18, 2018 at the applicant's request.**

**Public Hearing for a Special Permit. Joseph Shaktman. 18 Durham Ave. Requesting Relief for Non-Conforming Structure in order to Construct a Second Floor Addition.**

Motion made by John Rodenhizer to approve with no conditions.

Seconded by Kim Dietel.

Vote: Unanimous in favor (Bill Bowler, John Rodenhizer, and Kim Dietel.)

**Continuation of a Public Hearing for a Special Permit. AMEC Massachusetts, Inc. on behalf of the Town of Hamilton and AMERESCO for the Chebacco Road Solar PV LLC 500 Chebacco Road to Install a Solar Photovoltaic Array.**

Bill Bowler had prepared a Draft Decision that referenced the plans submitted. It was agreed that the power would go to the grid but be metered and credited back to the Town's public electrical accounts. AMERESCO would own the array and lease the property from the Town. The Town would receive a lease payment as well as the credit value for power produced. The less expensive buying power would be 2.5 cents per kilowatt hour, which would be fixed for 20 years. The rate would fluctuate.

The landfill closure, which had conditional approval, was separate from the application. The application was part of a separate DEP approval for post closure use on top of the landfill dependent on the closure. The 90 day period was about due. Geotech analysis for ground pressure as well as stormwater analysis and other environmental factors were being evaluated to determine impacts to the landfill cap.

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NOTICE OF PUBLIC HEARING  
TOWN OF HAMILTON, MA – ZONING BOARD OF APPEALS

THE TOWN OF HAMILTON ZONING BOARD OF APPEALS WILL HOLD A PUBLIC HEARING ON WEDNESDAY, JUNE 6, 2018, AT 577 BAY ROAD, TOWN HALL, MEMORIAL ROOM, TO COMMENCE AT 7:00 PM, FOR THE SPECIAL PERMIT APPLICATION SUBMITTED BY RAGHAVENDHER BOLISHETTI, FOR THE PROPERTY LOCATED 11 ARTHUR AVENUE, HAMILTON, ASSESSOR'S MAP 47, LOT 139.

APPLICANTS ARE REQUESTING A FINDING OF FACT BY THE ZBA FOR HAMILTON ZONING BYLAW SECTION 5.3, NON-CONFORMING STRUCTURES, IN ORDER TO CONSTRUCT A FRONT PORCH ON THE EXISTING DWELLING.

A COPY OF THE COMPLETE APPLICATION IS AVAILABLE FOR REVIEW IN THE BUILDING INSPECTOR'S OFFICE DURING THE REGULAR HOURS OF OPERATION OF THE TOWN HALL.

WILLIAM BOWLER, CHAIR

HAMILTON ZONING BOARD OF APPEALS

MINUTES

Memorial Room 299 Bay Road.

October 3, 2018

Members Present: Bill Bowler (Chairman), Kim Dietel, and John Rodenhizer.

Others Present: Bruce Gingrich (Associate member).

This meeting was called to order by Bill Bowler at 7:00 pm with a quorum established.

**Continued Public Hearing for a Special Permit. 11 Arthur Ave. Raghavendher Bolshetti. Request a Finding of Fact/Non-Conforming Structures in order to Construct a Front Porch on the Existing Dwelling.**

The ZBA reviewed the setbacks for the proposal. Setbacks were set at 25' from the street or the mean distance setbacks from each abutting house. Bill Bowler said he had visited the site to find the two houses on each side of the proposed site were further back than the subject property. One house faced Garfield Ave. and the setback was actually a side yard setback. Mr. Bowler indicated that the proposal would need to be considered as a variance and suggested the applicant withdraw without prejudice and if circumstances changed, he could return with a new proposal within two years. Mr. Bowler noted that there was no hardship to grant the variance. There was no existing porch that could be extended.

Raghavendher Bolshetti referred to the houses being built by Harborlight but Bill Bowler responded that the houses were not closer to the property line than the pre-existing house. John Rodenhizer said no one on the Board would pass the current plan. The non-conformity would become 9' in the front when the original house was 12' for the road. The new house was 15' from the road but still closer than neighboring houses. Mr. Rodenhizer suggested that the applicant contact John Meridien who could propose ways to protect the front door. The porch along the front of the house would not be allowed but a 3' porch by the front door might be allowed to deal with the water issue. Mr. Rodenhizer also suggested using brackets or other creative solutions so a variance would not be needed. Bill Bowler said if something over the door to prevent leaking were constructed, the applicant would not need to return to the ZBA. Mr. Bolshetti requested to withdraw his application.

John Rodenhizer moved to allow the applicant to withdraw without prejudice.

Kim Dietel seconded.

Vote: Unanimous in favor.

**Continued Public Hearing. 100 Union St. Susan Byrne. Dimensional and Density Regulations to create a first floor bathroom.**

Susan Byrne submitted a revised plan. Bill Bowler stated the goal to not increase the non-conformity had been met as the addition fit into the box that had been created. Ms. Byrne said





Town of Hamilton  
Town Hall  
Hamilton, Massachusetts 01936

## ZONING BOARD OF APPEALS

Notice of Decision  
No. 12 of 2011

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TOWN CLERK'S OFFICE  
HAMILTON, MA  
2011 DEC 21 A 10:23

Petitioner: REMA Realty Trust

Property

Relief Sought: Nonconforming Structure

Pursuant to: X.D.2

Petition Decision

Public see page 2 -

Decision Conditions

Findings: 1 Arthur Avenue is a two-story dwelling in the R1A zone, approximately 7,800 square feet.

2. The proposed dwelling is larger in size and frontage, and the existing dwelling encroaches on the both required front setbacks.

3. Petitioner proposes to demolish the existing dwelling and construct a new two-story dwelling with uncovered deck. Petitioner also proposes to demolish the existing garage.

4. Petitioner submitted a Plan entitled Plot Plan for Building Redevelopment with the petition showing existing and proposed building locations. Also submitted were elevation drawings entitled Plan #2432-57A Project #29-100 showing the design of the proposed building. These documents were submitted of record to petitioner's filing and are the documents on which this decision is based.

5. The proposed dwelling will encroach less than the existing dwelling on the required front setbacks and will meet the side and rear setbacks.

6. Approval for the alteration/extension of the non-conforming structure does not constitute a variance or permit any further encroachment of the setback.

7. The alteration/extension of the non-conforming structure will not detract from the surrounding neighborhood or derogate from the intent of the by-law.



June 1, 2023

MAP 47 LOT 139

**TOWN OF HAMILTON**  
**Zoning Board of Appeals**  
**CERTIFICATE OF PARTIES IN INTEREST**

Pursuant to Massachusetts General Laws, Chapter 40A, Section 11, the undersigned Assessor of the Town of Hamilton, hereby certifies that the names and addresses appearing on the list appended hereto are those of the:

- (a) abutters 100'
- (b) owners of land directly opposite on any public or private street or way
- X (c) owners of land within 300' of the property line of the property at:

11 Arthur Ave

So. Hamilton

Dated June 1, 2023

Prepared by Assessor's Office of the Town of Hamilton.

Jane Dooley  
Assistant Assessor



# 300 feet Abutters List Report

Hamilton, MA  
June 01, 2023

**Subject Property:**

Parcel Number: 47-0139  
CAMA Number: 47-000-0139  
Property Address: 11 ARTHUR AV

Mailing Address: BOLISHETTI RAGHAVENDHER  
ATHUNURI KAMALA  
11 ARTHUR AV  
SOUTH HAMILTON, MA 01982

**Abutters:**

Parcel Number: 38-0002  
CAMA Number: 38-000-0002  
Property Address: 44 GRANT AV

Mailing Address: BRUNET RAYMOND A SUSAN M  
PO BOX 2063  
SOUTH HAMILTON, MA 01982

Parcel Number: 38-0003  
CAMA Number: 38-000-0003  
Property Address: 48 GRANT AV

Mailing Address: STOWELL ELIZABETH T MCLEAN  
TIMOTHY A  
48 GRANT AV  
SOUTH HAMILTON, MA 01982

Parcel Number: 38-0004  
CAMA Number: 38-000-0004  
Property Address: 48 GARFIELD AV

Mailing Address: DUIGNAN ANTHONY P DUIGNAN-LEES  
JACQULY  
48 GARFIELD AV  
SOUTH HAMILTON, MA 01982

Parcel Number: 38-0005  
CAMA Number: 38-000-0005  
Property Address: 43 GRANT AV

Mailing Address: FRASER MARY JANE  
43 GRANT AV  
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0120  
CAMA Number: 47-000-0120  
Property Address: 25 ARTHUR AV

Mailing Address: RICKER GEORGE H JR MARCELLA  
37 OBER ST  
BEVERLY, MA 01915

Parcel Number: 47-0121  
CAMA Number: 47-000-0121  
Property Address: 17 WASHINGTON AV

Mailing Address: LEBLANC JOHN F TRUSTEE  
17 WASHINGTON AVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0122  
CAMA Number: 47-000-0122  
Property Address: 13 WASHINGTON AV

Mailing Address: SHEPPARD MARK W 11-13  
IRREVOCABLE TRUST  
13 WASHINGTON AV  
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0127  
CAMA Number: 47-000-0127  
Property Address: 12 ROOSEVELT AV

Mailing Address: GLIDDEN STACEY L TE GLIDDEN  
WENDY WILCOX TE  
12 ROOSEVELT AV  
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0128  
CAMA Number: 47-000-0128  
Property Address: 19 ARTHUR AV

Mailing Address: CHIN-ALEONG DARIN C CHIN-ALEONG  
TRINA B  
19 ARTHUR AV  
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0129  
CAMA Number: 47-000-0129  
Property Address: 42 GRANT AV

Mailing Address: BRAND KENNETH PAULA S  
42 GRANT AV  
SOUTH HAMILTON, MA 01982



www.cai-tech.com

6/1/2023

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Page 1 of 3



300 feet Abutters List Report

Hamilton, MA  
June 01, 2023

Parcel Number: 47-0130 CAMA Number: 47-000-0130 Property Address: 15 ARTHUR AV	Mailing Address: GRASSIN SUSAN E MILLS FREDERICK A 15 ARTHUR AVE SOUTH HAMILTON, MA 01982
Parcel Number: 47-0131 CAMA Number: 47-000-0131 Property Address: 22 GRANT AV	Mailing Address: OIFER JASON JOYCE SHANA 22 GRANT AV SOUTH HAMILTON, MA 01982
Parcel Number: 47-0132 CAMA Number: 47-000-0132 Property Address: 15 ROOSEVELT AV	Mailing Address: GRAY JERILEE 15 ROOSEVELT AV SOUTH HAMILTON, MA 01982
Parcel Number: 47-0133 CAMA Number: 47-000-0133 Property Address: 9 ROOSEVELT AV	Mailing Address: COLLINS CLAYTON S DORIS H 9 ROOSEVELT AV SOUTH HAMILTON, MA 01982
Parcel Number: 47-0136 CAMA Number: 47-000-0136 Property Address: 267 ASBURY ST	Mailing Address: FANIKOS DEAN A 267 ASBURY ST SOUTH HAMILTON, MA 01982
Parcel Number: 47-0137 CAMA Number: 47-000-0137 Property Address: 14 GARFIELD AV	Mailing Address: SOUCY CHRISTOPHER S JILL E 14 GARFIELD AV SOUTH HAMILTON, MA 01982
Parcel Number: 47-0138 CAMA Number: 47-000-0138 Property Address: 20 GARFIELD AV	Mailing Address: MAIHOS CHARLES J 20 GARFIELD AV SOUTH HAMILTON, MA 01982
Parcel Number: 47-0140 CAMA Number: 47-000-0140 Property Address: 28 GRANT AV	Mailing Address: LEES JOSEPH A 48 GARFIELD AV HAMILTON, MA 01982
Parcel Number: 47-0141 CAMA Number: 47-000-0141 Property Address: 41 GRANT AV	Mailing Address: GURLEY KENNETH A MARIEL E SOUZA GURLEY 41 GRANT AV SOUTH HAMILTON, MA 01982
Parcel Number: 47-0142 CAMA Number: 47-000-0142 Property Address: 44 GARFIELD AV	Mailing Address: FINK JESSICA LEMPKE ELIZABETH 44 GARFIELD AVENUE S. HAMILTON, MA 01982
Parcel Number: 47-0143 CAMA Number: 47-000-0143 Property Address: 36 GARFIELD AV	Mailing Address: MIRA JUANESTEBAN CARINO NICOLE M 36 GARFIELD AV SOUTH HAMILTON, MA 01982
Parcel Number: 47-0144 CAMA Number: 47-000-0144 Property Address: 32 GARFIELD AV	Mailing Address: JOSE ANDREW TASHA 32 GARFIELD AV SOUTH HAMILTON, MA 01982



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300 feet Abutters List Report

Hamilton, MA  
June 01, 2023

Parcel Number:	47-0145	Mailing Address:	BLATZ ERIC C KIMBERLY J
CAMA Number:	47-000-0145		41 GARFIELD AV
Property Address:	41 GARFIELD AV		SOUTH HAMILTON, MA 01982
Parcel Number:	47-0146	Mailing Address:	ADAMO JENEEN
CAMA Number:	47-000-0146		31 GARFIELD AVENUE
Property Address:	31 GARFIELD AV		HAMILTON, MA 01982
Parcel Number:	47-0147	Mailing Address:	DIFRANCO CHRISTINE A
CAMA Number:	47-000-0147		3 ARTHUR AV
Property Address:	3 ARTHUR AV		SOUTH HAMILTON, MA 01982
Parcel Number:	47-0148	Mailing Address:	MAURAND JEANNE Y
CAMA Number:	47-000-0148		21 GARFIELD AV
Property Address:	21 GARFIELD AV		SOUTH HAMILTON, MA 01982
Parcel Number:	47-0149	Mailing Address:	WETSON DANIEL H JANE M
CAMA Number:	47-000-0149		261 ASBURY ST
Property Address:	261 ASBURY ST		SOUTH HAMILTON, MA 01982
Parcel Number:	47-0150	Mailing Address:	HAMILTON TOWN OF CUTLER SCHOOL
CAMA Number:	47-000-0150		237 ASBURY ST
Property Address:	237 ASBURY ST		SOUTH HAMILTON, MA 01982
Parcel Number:	47-0220	Mailing Address:	WARNER LARRY G & DAWN L
CAMA Number:	47-000-0220		TRUSTEES JOINT REVO TRUST
Property Address:	208 WOODLAND MEAD		208 WOODLAND MEAD
			SOUTH HAMILTON, MA 01982
Parcel Number:	47-0222	Mailing Address:	PRESIDENT & FELLOWS OF HARVARD
CAMA Number:	47-000-0222		46 BLACKSTONE ST SOUTH BUILDING
Property Address:	27 WOODLAND MEAD		SUITE 107
			CAMBRIDGE, MA 02139
Parcel Number:	47-142A	Mailing Address:	MANGANARO TIMOTHY R TE
CAMA Number:	47-142A-000A		MANGANARO LORRIE A TE
Property Address:	40 GARFIELD AV		40 GARFIELD AV
			SOUTH HAMILTON, MA 01982



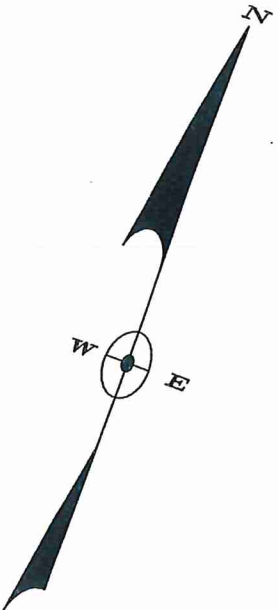
www.cai-tech.com



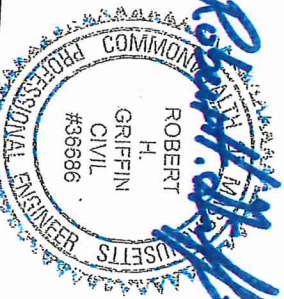
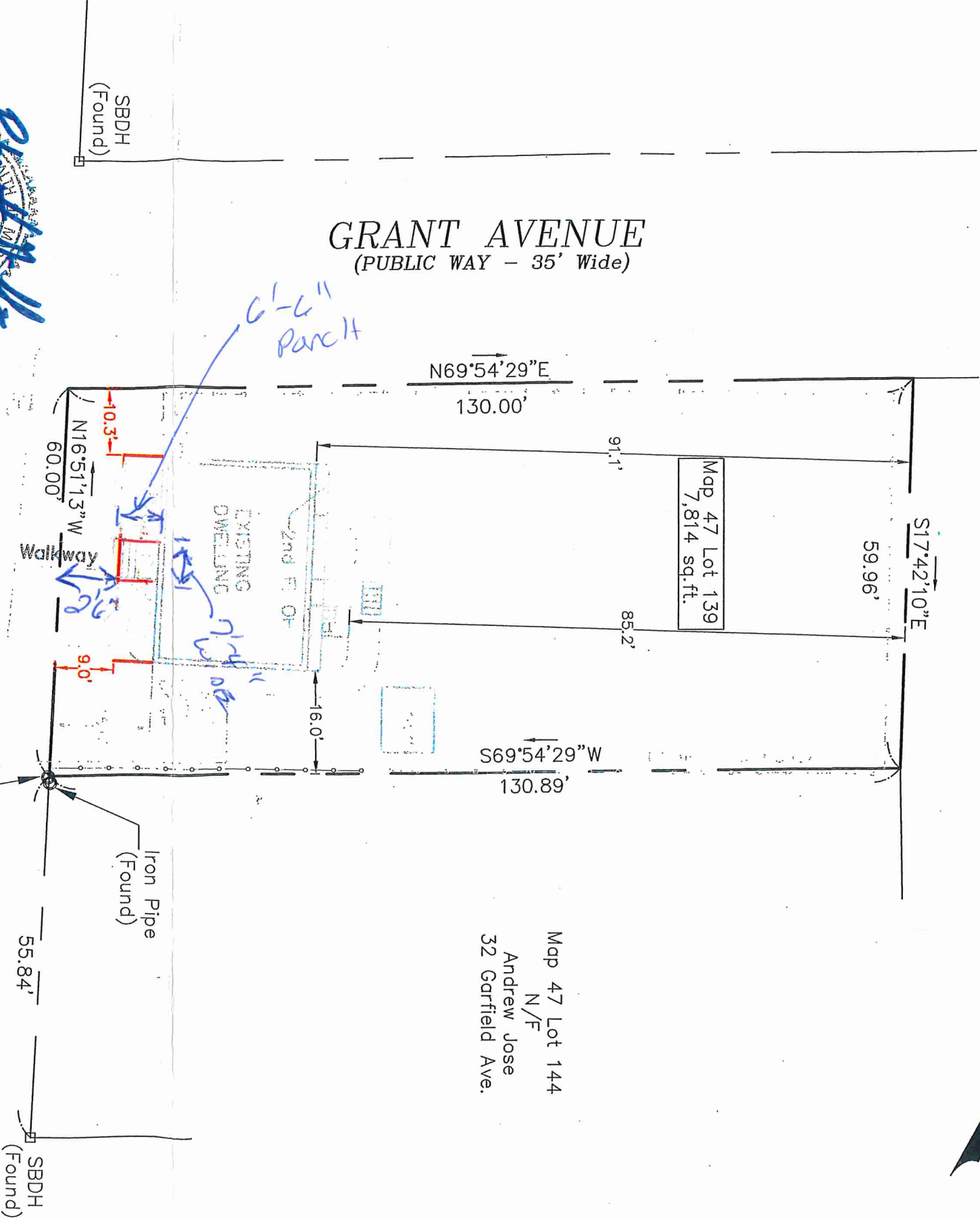
ADAMO JENEEN 31 GARFIELD AVENUE HAMILTON, MA 01982	FRASER MARY JANE 43 GRANT AV SOUTH HAMILTON, MA 01982	MANGANARO TIMOTHY R TE MANGANARO LORRIE A TE 40 GARFIELD AV SOUTH HAMILTON, MA 01982
BLATZ ERIC C KIMBERLY J 41 GARFIELD AV SOUTH HAMILTON, MA 01982	GLIDDEN STACEY L TE GLIDDEN WENDY WILCOX TE 12 ROOSEVELT AV SOUTH HAMILTON, MA 01982	MAURAND JEANNE Y 21 GARFIELD AV SOUTH HAMILTON, MA 01982
BRAND KENNETH PAULA S 42 GRANT AV SOUTH HAMILTON, MA 01982	GRASSIN SUSAN E MILLS FREDERICK A 15 ARTHUR AVE SOUTH HAMILTON, MA 01982	MIRA JUANESTEBAN CARINO NICOLE M 36 GARFIELD AV SOUTH HAMILTON, MA 01982
BRUNET RAYMOND A SUSAN M PO BOX 2063 SOUTH HAMILTON, MA 01982	GRAY JERILEE 15 ROOSEVELT AV SOUTH HAMILTON, MA 01982	OIFER JASON JOYCE SHANA 22 GRANT AV SOUTH HAMILTON, MA 01982
CHIN-ALEONG DARIN C CHIN-ALEONG TRINA B 19 ARTHUR AV SOUTH HAMILTON, MA 01982	GURLEY KENNETH A MARIEL E SOUZA GURLEY 41 GRANT AV SOUTH HAMILTON, MA 01982	PRESIDENT & FELLOWS OF HA 46 BLACKSTONE ST SOUTH BUILDING SUITE 107 CAMBRIDGE, MA 02139
COLLINS CLAYTON S DORIS H 9 ROOSEVELT AV SOUTH HAMILTON, MA 01982	HAMILTON TOWN OF CUTLER SCHOOL 237 ASBURY ST SOUTH HAMILTON, MA 01982	RICKER GEORGE H JR MARCELLA 37 OBER ST BEVERLY, MA 01915
DIFRANCO CHRISTINE A 3 ARTHUR AV SOUTH HAMILTON, MA 01982	JOSE ANDREW TASHA 32 GARFIELD AV SOUTH HAMILTON, MA 01982	SHEPPARD MARK W 11-13 IRREVOCABLE TRUST 13 WASHINGTON AV SOUTH HAMILTON, MA 01982
DUIGNAN ANTHONY P DUIGNAN-LEES JACQULY 48 GARFIELD AV SOUTH HAMILTON, MA 01982	LEBLANC JOHN F TRUSTEE 17 WASHINGTON AVE SOUTH HAMILTON, MA 01982	SOUCY CHRISTOPHER S JILL E 14 GARFIELD AV SOUTH HAMILTON, MA 01982
FANIKOS DEAN A 267 ASBURY ST SOUTH HAMILTON, MA 01982	LEES JOSEPH A 48 GARFIELD AV HAMILTON, MA 01982	STOWELL ELIZABETH T MCLEAN TIMOTHY A 48 GRANT AV SOUTH HAMILTON, MA 01982
FINK JESSICA LEMPKE ELIZABETH 44 GARFIELD AVENUE S. HAMILTON, MA 01982	MAIHOS CHARLES J 20 GARFIELD AV SOUTH HAMILTON, MA 01982	WARNER LARRY G & DAWN L TRUSTEES JOINT REVO TRUST 208 WOODLAND MEAD SOUTH HAMILTON, MA 01982

WETSON DANIEL H  
JANE M  
261 ASBURY ST  
SOUTH HAMILTON, MA 01982

Map 47 Lot 140  
N/F  
Paul Hayes  
28 Grant Ave.



Map 47 Lot 144  
N/F  
Andrew Jose  
32 Garfield Ave.



8.28.18

\* See 6'x32' Porch Plans by  
Meridian Construction.

PILOT PLAN FOR ZBA  
APPLICATION

11 ARTHUR AVENUE  
HAMILTON, MA  
PREPARED FOR:  
RAGHAVENDHER BOLSHETTI AND KAMALA ATHUNURI

PREPARED BY:  
GRIFFIN ENGINEERING GROUP, LLC  
495 CABOT STREET, SUITE 202  
BEVERLY, MA 01915  
(978) 927-5111

AUGUST 29, 2018

HOR. SCALE IN FEET Scale: 1"=20'



ZONING TABLE

Zoning District: Residential District R-1A Groundwater Protection Overlay District			
	Required	Existing	Proposed
Lot Area (sf)	20,000	7,814 (1)	7,814 (1)
Frontage (ft)	125	130	130
Lot Width (ft)	100	60 (1)	60 (1)
Front Yard (ft)	25	10.6	9.0 (2)
Side Yard (ft)	15	16.0	16.0
Rear Yard (ft)	15	65.2	65.2
Bldg Height (ft)	35	25±	25±
Lot Coverage (%)	25	11.8	13.8
Imperv. Surfaces (sf)	2,500	1,579	1,735

(1) Existing Non-Conformity.  
(2) Relief required.