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**TOWN OF HAMILTON
ZONING BOARD OF APPEALS**

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

Date Submitted: 6.3.2022

Applicant Name: Warren Brown Phone: 781-742-4841

Applicant Address: 156 Gregory Island Rd

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) Accessory Apartment
- Appeal of Decision of the Building Inspector
- Conversion for Temporary Living Area
- Comprehensive Permit
- Other:

Address of Property if different from Applicant Address above:

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: +/- 11,500sf

State Briefly what structures are on the property:

Existing 1.5 story cottage with deck to be razed. Previously approved new-construction will house proposed accessory apartment

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

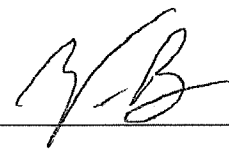
Apartment will provide much needed rental housing to Hamilton in a discreet fashion. The proposed home was previously approved with a finished basement that is now proposed to house a 1-bedroom apartment.

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 - the Board granted a finding for the proposed new non-conforming house in May of this year.

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

No

Signed: 

Address: 156 Gregory Island Rd
Hamilton, MA

Phone: 781-742-4841

APPLICATION CHECK SHEET
HAMILTON ZONING BOARD OF APPEALS

SPECIAL PERMIT

8 copies of all Materials. Refer to Instruction Sheet.

3.6

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

Special Permit Requested. Check all that apply.

| District: | Type Use: |
|--|--|
| <input checked="" type="checkbox"/> Residential District | <input type="checkbox"/> Residential _____ |
| <input type="checkbox"/> Business District | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Conservancy District | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Elder Housing District | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Groundwater Protection Overlay | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Telecommunications | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Other. Specify. _____ | <input type="checkbox"/> _____ |

Time Period Granted for Permit:

- Temporary Additional Living Area: 4 years
- Adult Entertainment Uses: 1 year
- Special permit will lapse after 1 year if substantial use or construction has not commenced except for good cause.

Visual Materials Required:

- Submit at a minimum materials required for Site Plan Review
- Refer to Specific Sections of the By-Law for additional information regarding each district

Board Reviews Required other than ZBA:

- Elder Housing District: Requires Planning Board approval
- Residential District – Golf, tennis, swimming, riding, polo, skiing, skating, all other athletic and recreational activities/special events – where charges or admission fees are required: Requires Board of Selectmen approval



**TOWN OF HAMILTON
ZONING BOARD OF APPEALS**

**REQUEST FOR FINDINGS OF FACT
PERMIT OR SPECIAL PERMIT**

Date Submitted: 6/3/2022

Applicant Name: Warren Brown

Applicant Address: 156 Gregory Island Road

State nature of and location for which Permit or Special Permit is sought:

Owner seeks to incorporate a new 1-bedroom accessory apartment into his new home. The non-conforming new residence was approved by the Hamilton ZBA in May of this year.

State how or why the proposed use would be in harmony with the general purpose and intent of the Zoning By-Law:

The new apartment will provided much needed rental housing to the town while keeping the same size home that was already permitted

State how or why the specific site is an appropriate location for such use:

The site is over the required minimum lot size for an accessory apartment. The apartment will be in the lower level of the home with a discreet side entrance. The proposed parking will accommodate at least 3 vehicles.

State whether the specific site has adequate public sewerage and water facilities or suitable soil for an on lot sewerage and water systems:

The lot has a 3-bedroom septic system and town water. The minor revisions to the interior of the home to accommodate the new apartment were reviewed and approved by the Board of Health agent and will require a 3-bedroom deed restriction.

State how or why the use as developed will not adversely affect the neighborhood:

The use will remain single-family residential. The approved footprint is not being expanded and the living space will remain the same as proposed previously. The rental will be year round and not transient. Other than the new side entrance, the appearance of the home does not change.

State why there will not be a nuisance or serious hazard to vehicles or pedestrians using the following streets for the purpose of this permit:

Streets: Gregory Island Rd - no change to the road for vehicles or pedestrians. Proposed home will provide additional off-street parking than current home.

State how and what adequate and appropriate facilities will be provided for the proposed use:
The use will remain residential single-family. While the new home is larger than the existing, it meets all other aspects of the zoning bylaw.

Signed:  _____

Address: 156 Gregory Island Rd _____

Hamilton, MA _____

Phone: 781-742-4841 _____