

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

A Public Hearing will be held at 7 PM, on Wednesday April 2, 2025, at the H-W Public Library, 14 Union Street & via Zoom. The application is for the property owned by Cody Frisch located at 275 Echo Cove Road, Assessor's Map 60, Lot 16. Applicant is seeking a Dimensional Variance under Zoning Bylaw 4.0 Dimensional and Density Regulations for right side setback to build an attached 2 car garage with storage space. A copy of the complete application is available for review in the Building Department during the regular hours of operation of the Town Hall at 299 R Bay Road.

Bruce Gingrich, Chair

**TOWN OF HAMILTON
ZONING BOARD OF APPEALS**

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

Date Submitted: 2-26-25

Applicant Name: Cody Frisch Phone: 978-400-6800

Applicant Address: 275 Echo Cove Road, Hamilton

Applicant respectfully petitions the Board of Appeal for the following:

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

- Variance: (State Type)
- n/a 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:

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: 20,170 sf

State Briefly what structures are on the property: Single family home and shed

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

The applicant is looking for a dimensional variance from side setback (right side) to build an attached 2 car garage with storage above. The side setback will be reduced from 15' to 6'.

State whether any petition as to the said premises has been submitted to this Board within the last five years. If so, give details: No

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

Yes, a permit to rebuild the front steps.

Signed: Brigitte Fortin for Cody Frisch

Address: 275 Echo Cove Road

Hamilton

Phone: 978-400-6800

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 Table of dimensional regulation

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: 2-26-25

Applicant Name: Cody Frisch
Property Located at: 275 Echo Cove, Hamilton

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:

The lot has less then required frontage (100' instead of 125'), and the grades at the rear of the house dropped drascctically, prohibiting the construction of the garage in a conforming location.

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

Lot 16 is one of the largest lot in the neighborhood. Most lots are undersized and have less than required width and non-conforming structures. The proposed addition will not be out of place.

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:

Same reason stated above.

Signed: Brigitte Fortin for Cody Frisch

Address: 275 Echo Cove Rd

Hamilton,

Phone: 978-400-6800



**TOWN OF HAMILTON
ZONING BOARD OF APPEALS**

**REQUEST FOR FINDINGS OF FACT
VARIANCE**

Date Submitted: 2-26-25

Applicant Name: Cody Frisch
Property Located at: 275 Echo Cove, Hamilton

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:

The lot has less than required frontage (100' instead of 125'), and the grades at the rear of the house dropped drastically, prohibiting the construction of the garage in a conforming location.

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

Lot 16 is one of the largest lot in the neighborhood. Most lots are undersized and have less than required width and non-conforming structures. The proposed addition will not be out of place.

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:

Same reason stated above.

Signed: Brigitte Fortin for Cody Frisch

Address: 275 Echo Cove Rd
Hamilton,

Phone: 978-400-6800

Zoning Board of Appeals
Town of Hamilton
577 Bay Road
Hamilton, MA 01936

Cody Frisch
275 Echo Cove Road
South Hamilton, MA 01982

To Whom It May Concern,

I hope this letter finds you well. I am writing to inform you of our intent to construct a garage on our property located at 275 Echo Cove Road. We understand the importance of adhering to zoning regulations, and would like to request your review and approval for this proposed structure.

It is worth noting that all the surrounding lots in our neighborhood are non-conforming, and we believe our proposed garage will be in line with the character and needs of the area. Additionally, our property is the last house on the dead-end street, with a turn-around area adjacent to our lot. The roadway on our end is relatively narrow. This location presents certain challenges when parking on the street, as it obstructs access for larger vehicles, including the city's trash and recycling trucks, which can have difficulty navigating the turn-around. We believe that constructing a garage will help alleviate these issues by providing more parking for our vehicles and preventing any further obstruction on the street, thus improving the flow of traffic and ensuring that larger vehicles can maneuver safely.

We would greatly appreciate your consideration of this request and are happy to provide any additional information or clarification needed.

Thank you for your time and attention to this matter. We look forward to your response and to working with you to resolve this issue.

Sincerely,
Cody Frisch

February 21, 2025

To Whom it May Concern,

I am writing to express my support for my neighbor, Cody Frisch, who has submitted plans to build a garage on their property at 275 Echo Cove Road.

I have had the opportunity to review the proposed plans and want to assure the board that I have no objections to the construction of this garage. I fully support my neighbor's efforts to improve their property and believe the improvement will add value to the neighborhood.

Thank you for your attention to this matter. Should you require any further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Sandra Barton". The signature is written in black ink and is positioned below the word "Sincerely,".

Sandra Barton
271 Echo Cove Road
South Hamilton, MA 01982



SO. ESSEX #160 Bk:42092 Pg:113
 04/30/2024 10:40 AM DEED Pg 1/3
 eRecorded

MASSACHUSETTS EXCISE TAX
 Southern Essex District ROD
 Date: 04/30/2024 10:40 AM
 ID: 1616330 Doc# 20240430001690
 Fee: \$4,286.40 Cons: \$940,000.00

QUITCLAIM DEED

We, Richard S. Green and Christine A. Green, married to each other, of Hamilton, Massachusetts,

for consideration paid and in full consideration of Nine Hundred Forty Thousand and 00/100 (\$940,000.00) Dollars,

grant to Cody I. Frisch, individually, of 25 Mayflower Drive, Wenham, Massachusetts,

with *QUITCLAIM COVENANTS*,

the land together with the improvements thereon, and known as 275 Echo Cove Road, Hamilton, MA 01982, bounded and described as follows:

A certain parcel of land with the buildings thereon situated on Echo Cove Road in said Hamilton and being shown as Lot L upon Plan entitled "Plan of Land Subdivision in Hamilton, Massachusetts, belonging to Douglas A. and Thea K. Woodman, Scale 1" = 60', April 20, 1972, Lawrence Peterson, R.L.S. No. 4551 & R.P.E. No. 2956 Mass., S. Hamilton, Mass" recorded with the Essex South District Registry of Deeds, Plan Book 123, Plan 27, and bounded:

Beginning at a point on said Echo Cove Road at the southerly corner of the granted premises; thence running

- NORTH 46° 00' 00" West along the side of a 24' way shown on said plan 120 feet to the southeasterly corner of Lot A on said plan; thence running
- NORTH 41° 31' 10" West by said Lot A, 62 feet to the southerly corner of Lot B on said Plan; thence running
- NORTH 45° 02' 10" East by said Lot B, 133.33 feet to Lot C as shown on said Plan; thence running
- SOUTH 42° 59' 20" East by said Lot C, 60 feet to land now or formerly of Barton; thence running

PROPERTY ADDRESS: 275 Echo Cove Road, Hamilton, MA 01982

SOUTH 44° 33' 15" West by said Barton land 35 feet to a curve; thence running

SOUTH 46° 00' 00" East again by said Barton land 120 feet to said Echo Cove Road;
thence running

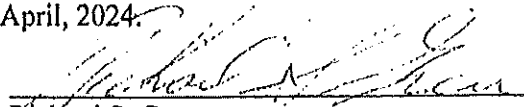
SOUTH 44° 13' 15" West by said Echo Cove Road 100 feet to the point of beginning.

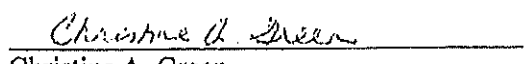
Containing 20,170 square feet more or less according to said plan.

Being the same premises conveyed to Grantor by deed dated March 27, 2020 and recorded with
Essex South District Registry of Deeds in Book 38387, Page 329.

*Remainder of the Page Intentionally Left Blank;
Signature Page to Follow.*

Witness our hands and seals this 24th day of April, 2024.

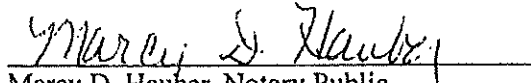

Richard S. Green

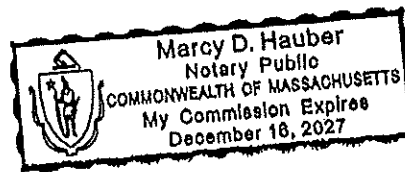

Christine A. Green

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 24th day of April, 2024, before me, the undersigned notary public, personally appeared Richard S. Green and Christine A. Green, proved to me through satisfactory evidence of identification, which were their Massachusetts Driver's Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me they signed it voluntarily for its stated purpose as their free act and deed.


Marcy D. Hauber, Notary Public
My Commission Expires: December 16, 2027



February 21, 2025

Map 60 Lot 16

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:

275 Echo Cove Road

So. Hamilton

Dated **February 21, 2025**

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

Jane Dooley
Assistant Assessor



300 feet Abutters List Report

Hamilton, MA
February 21, 2025

Subject Property:

Parcel Number: 60-0016
CAMA Number: 60-000-0016
Property Address: 275 ECHO COVE RD

Mailing Address: FRISCH CODY I.
25 MAYFLOWER DR
WENHAM, MA 01984

Abutters:

Parcel Number: 60-0007
CAMA Number: 60-000-0007
Property Address: 0 ECHO COVE RD

Mailing Address: MAY LISA E
272 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0008
CAMA Number: 60-000-0008
Property Address: 0 ECHO COVE RD

Mailing Address: HAMILTON TOWN OF
TOWN HALL
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0009
CAMA Number: 60-000-0009
Property Address: 0 ECHO COVE RD

Mailing Address: HAMILTON TOWN OF
TOWN HALL
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0011
CAMA Number: 60-000-0011
Property Address: 271 ECHO COVE RD

Mailing Address: BARTON GAIL L SANDRA
271 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0012
CAMA Number: 60-000-0012
Property Address: 265 ECHO COVE RD

Mailing Address: MACKAY JOSEPH B DRIESEN HELENE
265 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0013
CAMA Number: 60-000-0013
Property Address: 255 ECHO COVE RD

Mailing Address: SCHENKER ERIC B EMMA MARIE M
255 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0014
CAMA Number: 60-000-0014
Property Address: 245 ECHO COVE RD

Mailing Address: RUSSELL WAYNE SHEILA
245 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0028
CAMA Number: 60-000-0028
Property Address: 246 ECHO COVE RD

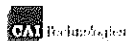
Mailing Address: MOLNAR ANDREW 2015 RVBL TR
MOLNAR NATASHA 2015 RVBL TR
246 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0029
CAMA Number: 60-000-0029
Property Address: 256 ECHO COVE RD

Mailing Address: MAY LISA E
256 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0030
CAMA Number: 60-000-0030
Property Address: 260 ECHO COVE RD

Mailing Address: 260 ECHO COVE HAMILTON REALTY
BASSOM NEIL J TRUSTEE
CARLIN MARY L TRUSTEE 260 ECHO
COVE RD
SOUTH HAMILTON, MA 01982



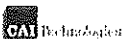
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300 feet Abutters List Report

Hamilton, MA
February 21, 2025

Parcel Number: 60-0031 CAMA Number: 60-000-0031 Property Address: 272 ECHO COVE RD	Mailing Address: MAY LISA E 272 ECHO COVE RD SOUTH HAMILTON, MA 01982
Parcel Number: 60-0033 CAMA Number: 60-000-0033 Property Address: 290 ECHO COVE RD	Mailing Address: HALEY SUSAN HALEY JASON 290 ECHO COVE RD HAMILTON, MA 01982
Parcel Number: 60-0034 CAMA Number: 60-000-0034 Property Address: 11 NORRIS RD	Mailing Address: MATTHEWS COREY 4 GILSON WAY GLOUCESTER, MA 01930
Parcel Number: 60-0091 CAMA Number: 60-000-0091 Property Address: 24 BERRYWOOD LN	Mailing Address: FURNARI TATUM GROSS WILLIAM 24 BERRYWOOD LN SOUTH HAMILTON, MA 01982
Parcel Number: 60-0092 CAMA Number: 60-000-0092 Property Address: 30 BERRYWOOD LN	Mailing Address: LOCKE JOSEPH C MACTAYLOR ALEXIS M 30 BERRYWOOD LN SOUTH HAMILTON, MA 01982
Parcel Number: 60-0093 CAMA Number: 60-000-0093 Property Address: 36 BERRYWOOD LN	Mailing Address: SCHROOT THOMAS B TRUSTEE 2021 REVO TRUST 36 BERRYWOOD LN SOUTH HAMILTON, MA 01982
Parcel Number: 60-0094 CAMA Number: 60-000-0094 Property Address: 42 BERRYWOOD LN	Mailing Address: JAMES STEPHEN M INDIVIDUALLY 42 BERRYWOOD LN SOUTH HAMILTON, MA 01982
Parcel Number: 60-0095 CAMA Number: 60-000-0095 Property Address: 48 BERRYWOOD LN	Mailing Address: MARTIN THOMAS P III ANNE F 48 BERRYWOOD LN SOUTH HAMILTON, MA 01982
Parcel Number: 60-0097 CAMA Number: 60-000-0097 Property Address: 25 BERRYWOOD LN	Mailing Address: JARA OSCAR A. JARA ZUZANA 25 BERRYWOOD LN SOUTH HAMILTON, MA 01982
Parcel Number: 60-0098 CAMA Number: 60-000-0098 Property Address: 33 BERRYWOOD LN	Mailing Address: PATTEN WILLIAM T BEVERLY J 33 BERRYWOOD LN SOUTH HAMILTON, MA 01982
Parcel Number: 60-0099 CAMA Number: 60-000-0099 Property Address: 37 BERRYWOOD LN	Mailing Address: BEILIN GEORGE STEPHANIE 37 BERRYWOOD LN SOUTH HAMILTON, MA 01982
Parcel Number: 60-0100 CAMA Number: 60-000-0100 Property Address: 43 BERRYWOOD LN	Mailing Address: PACKARD KENNETH V & AMANDA J 43 BERRYWOOD LN SOUTH HAMILTON, MA 01982



www.cai-tech.com

2/21/2025

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Page 2 of 3



300 feet Abutters List Report

Hamilton, MA
February 21, 2025

Parcel Number: 60-0104
CAMA Number: 60-000-0104
Property Address: 54 BERRYWOOD LN

Mailing Address: SCHOLNICK ROBERT HEATHER
54 BERRYWOOD LN
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0125
CAMA Number: 60-000-0125
Property Address: 45 BERRYWOOD LN

Mailing Address: BLOMBERG MICHAEL A BLOMBERG
STEPHANIE
45 BERRYWOOD LANE
HAMILTON, MA 01982

Parcel Number: 60-0126
CAMA Number: 60-000-0126
Property Address: 7 ARABIAN WY

Mailing Address: NICKITOPOLOUS ARISTEDES N
NICKITOPOLOUS LOUISE I
7 ARABIAN WY
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0140
CAMA Number: 60-000-0140
Property Address: 4 NORRIS RD

Mailing Address: BLINN NELSON C & JUDITH TRSTS
4 NORRIS RD
SOUTH HAMILTON, MA 01982



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2/21/2025

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CARLIN MARY L TRUSTEE
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SOUTH HAMILTON, MA 01982

LOCKE JOSEPH C
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