

Notice of Public Hearing
Town of Hamilton Zoning Board of Appeals

A Public Hearing will be held on Wednesday, July 6, 2022, at 577 Bay Road, Hamilton, MA, Town Hall, Memorial Room, to commence at 7:15 PM. Application is for the property owned by Patrick & Eileen Livermore located at 71 Fox Run Road, Zoning District R1A, Assessor's Map 56, Lot 53. The Special Permit Application requests approval to demolish existing attached garage and mudroom & to build a 2 car garage and mudroom with living space above on same footprint under Zoning Bylaw Section 5.5.1.3. A copy of the complete application is available for review in the Building Department during the regular hours of operation of the Town Hall.

William Bowler, Chair



TOWN OF HAMILTON
ZONING BOARD OF APPEALS

REQUEST FOR FINDINGS OF FACT
EXTENSION OR ALTERATION OF A NON-CONFORMING USE

Date Submitted: 6/6/2022

Applicant Name: Patrick and Eileen Livermore

Non-Conforming Property Located at: 71 Fox Run Road

Note the Existing Non-Conformity (check all that apply):

- Lot Size
- Front Yard Setback
- Side Yard Setback
- Rear Yard Setback
- Lot Coverage
- Property/Building Use
- Other: _____

Will the proposed extension or alteration meet current zoning requirements:

- Yes
- No: State non-compliance of extension/alteration

Will the proposed extension or alteration further encroach on the existing non-conformity

- Yes: State further encroachment


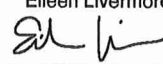
No

Applicant shall state that the extension or alteration reflects the nature and purpose of the previous use (or) that the extension or alteration is no different in kind in its effect on the neighborhood as compared with the previous use, for the following reasons:

Tearing down a 20x20 two car garage, built in 1955, and construct a new two car garage with added living space above

Applicant shall state that the extension or alteration will not be substantially more detrimental to the neighborhood than the existing non-conforming use or structure for the following reasons:

The new garage and living space above is to be built on the same footprint, not any more detrimental to the existing non-conforming structure

Patrick Livermore Eileen Livermore
Signed:  

Address: 71 Fox Run Rd

South Hamilton, MA, 01982

Phone: (617)797-5636 or (508)259-7019

**TOWN OF HAMILTON
ZONING BOARD OF APPEALS**

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

Date Submitted: 6/6/2022

Applicant Name: Patrick & Eileen
Livermore

Phone: Patrick: (617) 797-5636
Eileen: (508) 259-7019

Applicant Address: 71 Fox Run Rd, South Hamilton, 01982

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:

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: 19,970sf

State Briefly what structures are on the property:

Existing two-story colonial with an attached mudroom and attached two-car garage

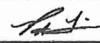
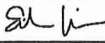
State in detail what the petitioner desires to do at said subject property:

Owner wishes to demolish existing two-car garage and mudroom and replace, on same footprint, with a new two-car garage with living room above.

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:

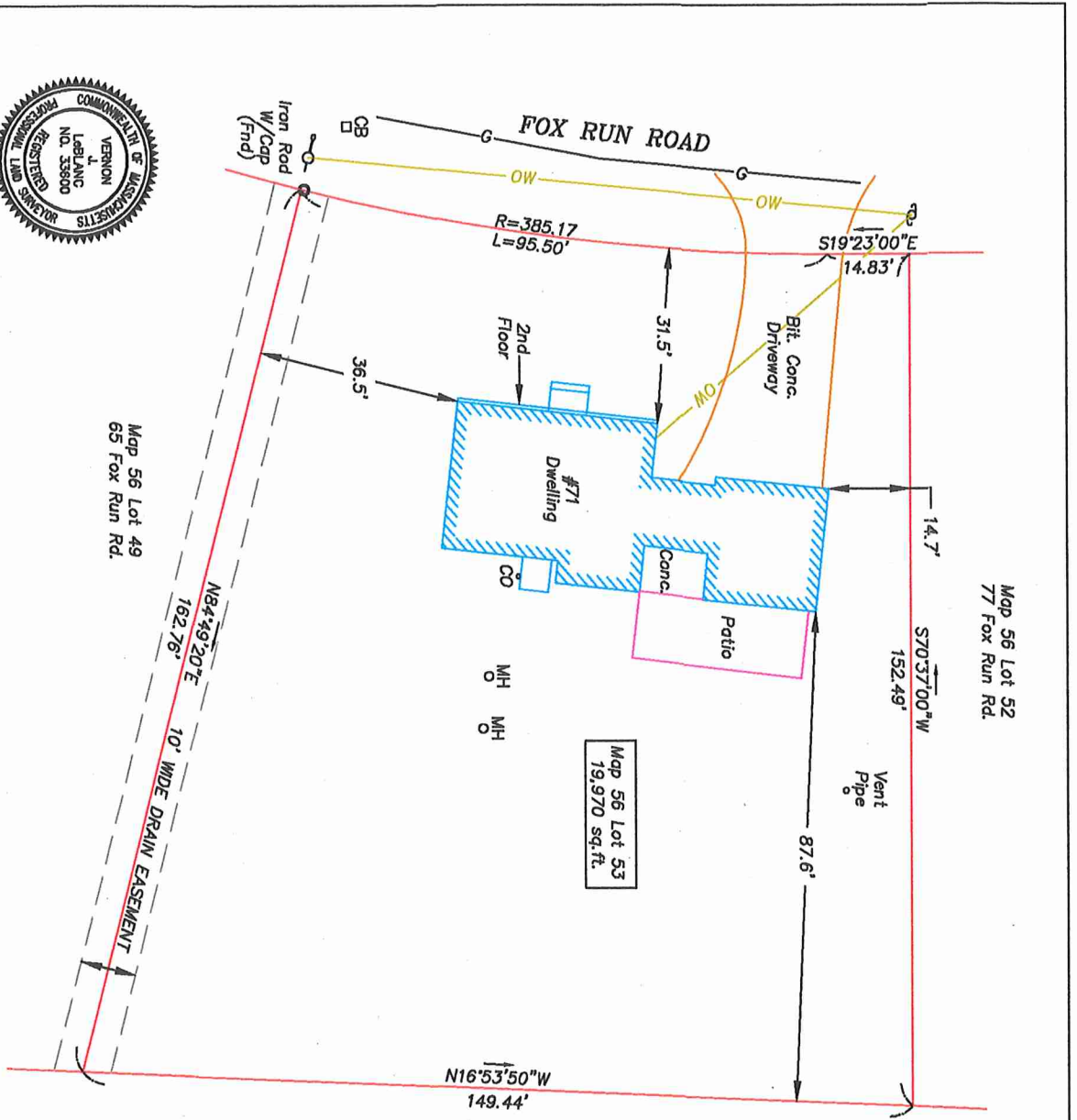
Patrick Livermore Eileen Livermore
Signed:  

Address: 71 Fox Run Rd.

South Hamilton, MA 01982

Phone: (617)797-5636, or (508)259-7019

eMail: Patrick.Livermore@gmail.com



Map 56 Lot 49
65 Fox Run Rd.

Map 56 Lot 52
77 Fox Run Rd.

Map 56 Lot 53
19,970 sq.ft.

Map 56 Lot 12
435 Boy Rd.
"Myopia Hunt Club"

ZONING DISTRICT - R1A

- REFERENCES:
- 1) Deed Book 16312 Page 229
 - 2) Plan Bk. 84 Plan 79

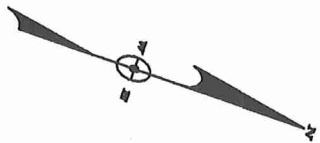
PILOT PLAN
71 FOX RUN ROAD
HAMILTON, MASSACHUSETTS

Prepared By
LeBlanc Survey Associates, Inc.
161 Holten Street
Danvers, MA 01923
(978) 774-6012

May 19, 2022 Scale: 1"=20'



HOR. SCALE IN FEET





ENG ARCH DESIGN:

DESIGNERS: NAYRA TAVARES SILVA
 www.engarchdesign.com
 info@engarchdesign.com
 Phone: (617) 359-4738
 Address: 78 Donald St., Weymouth, MA

GENERAL NOTES:

IN CASE OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT GOVERNS.

SECTIONS AND DETAILS SHOWN WHILE DRAWN FOR SPECIFIC LOCATIONS ARE INTENDED TO ESTABLISH THE GENERAL TYPES OF DETAILS TO BE USED THROUGHOUT. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED.

CONTRACTOR TO VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE AND TO NOTIFY OWNER/DESIGNER OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM DRAWINGS. PROPOSED REVISIONS, IF REQUIRING ADDITIONAL WORK, ARE TO BE SUBMITTED FOR APPROVAL IN THE FORM OF WRITTEN CHANGE ORDERS TO THE OWNER IN ACCORDANCE WITH THE TERMS OF THE CONTRACT BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.

WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSION TO PROPOSED CONSTRUCTION ARE TO ROUGH FRAMING, UNLESS NOTED OTHERWISE.

MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEM ARE INDICATED ON ARCHITECTURAL DRAWINGS FOR COORDINATION ONLY.

DRAWINGS ARE FOR PERMITTING ONLY. HAVE NOT BEEN REVIEWED OR STAMPED BY A LICENSED ARCHITECT/PROFESSIONAL ENGINEER.

THIS IS A WORK FOR HIRE.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

BUILDING CONTRACTOR/PHONE OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

FINISH NOTES:

RENDERINGS ARE NOT TO SCALE. ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

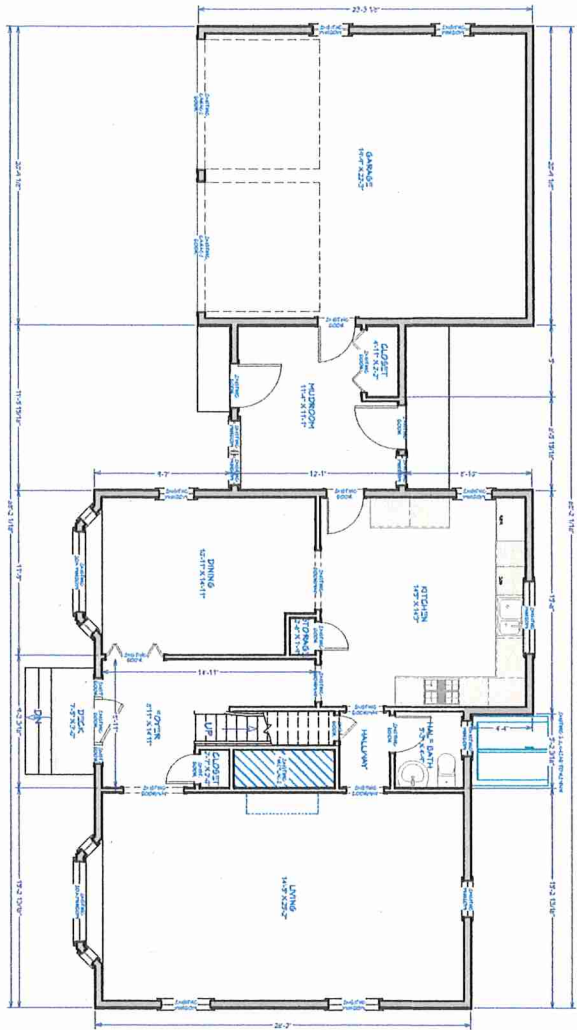
BASE BOARDS SHALL BE 6" IN ALL ROOMS, UNO. FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER PRIOR TO APPLICATION.

LIST OF DRAWINGS:

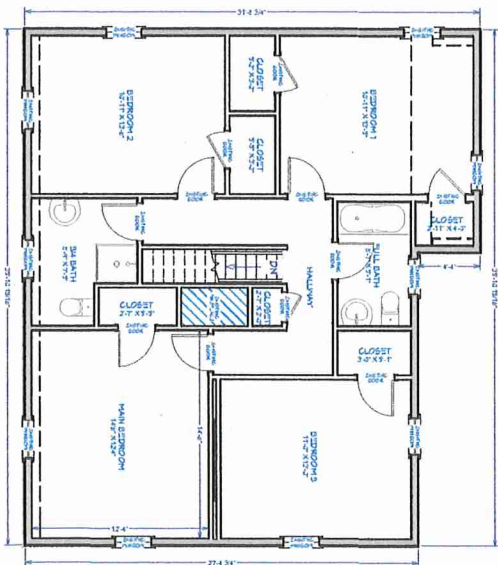
- A-1 COVER SHEET AND NOTES
- A-2 EXISTING FLOOR PLAN
- A-3 EXISTING EXTERIOR ELEVATION
- A-4 PROPOSED FLOOR PLAN
- A-5 PROPOSED EXTERIOR ELEVATION
- A-6 PROPOSED INTERIOR ELEVATION
- A-7 ILLUSTRATIVE IMAGES
- A-8 ILLUSTRATIVE IMAGES

THE PAPER SIZE NEEDS TO BE 24" X 36" TO SCALE PROPERLY.

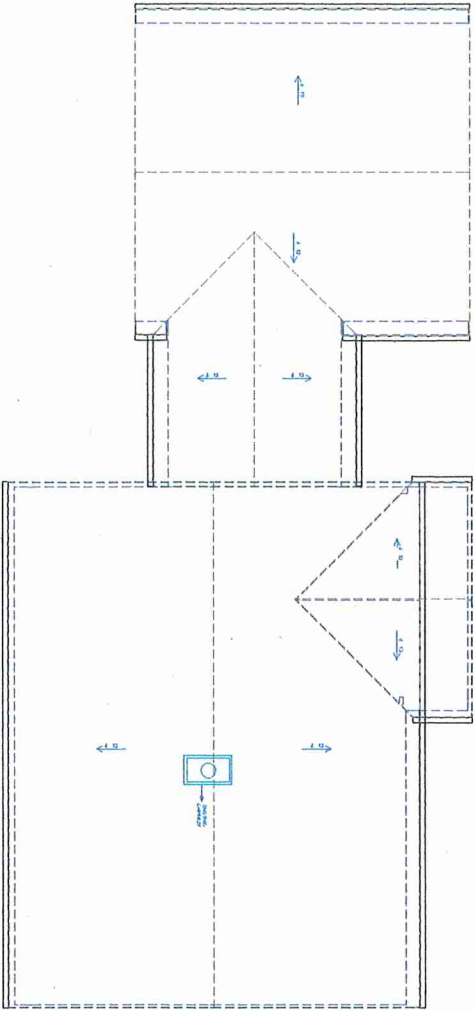
A-1	SHEET:	SCALE: NO SCALE	DATE: 06/04/2022	PROJECT ADDRESS: 71 FOX RUN ROAD SOUTH HAMILTON - MA	COVER SHEET & NOTES	 <p>ENG ARCH DESIGN NEW CONCEPT NEW POSSIBILITIES</p>	<p>DRAWINGS PROVIDED BY: NAYRA TAVARES SILVA www.engarchdesign.com engarchdesignprojects@gmail.com phone (617) 659 9788</p>
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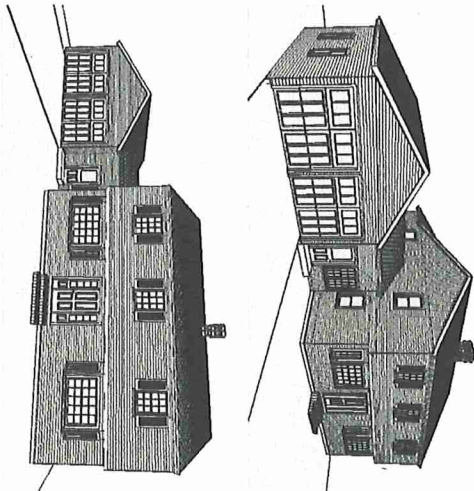
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



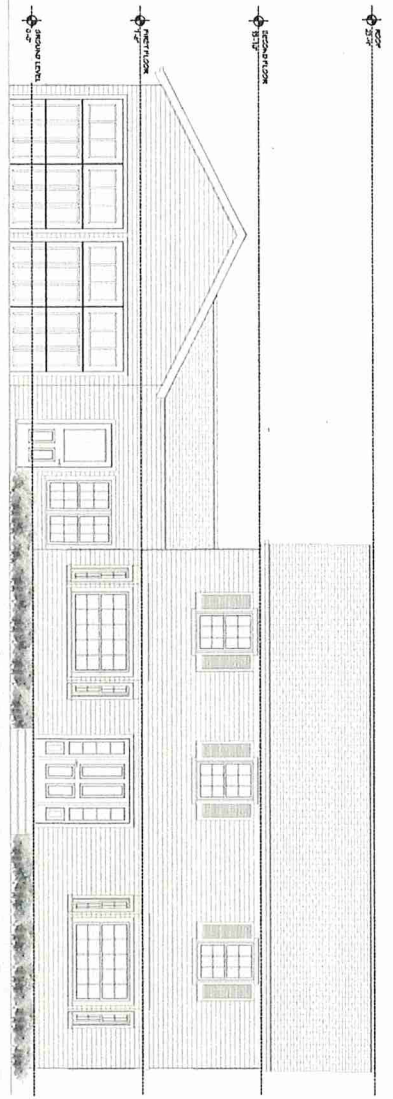
EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



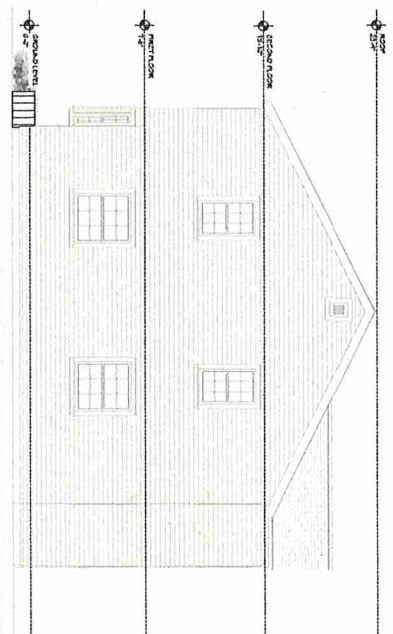
OVERVIEW
FOR ILLUSTRATION ONLY / NO SCALE

THE PAPER SIZE NEEDS TO BE 24" X 36" TO SCALE PROPERLY

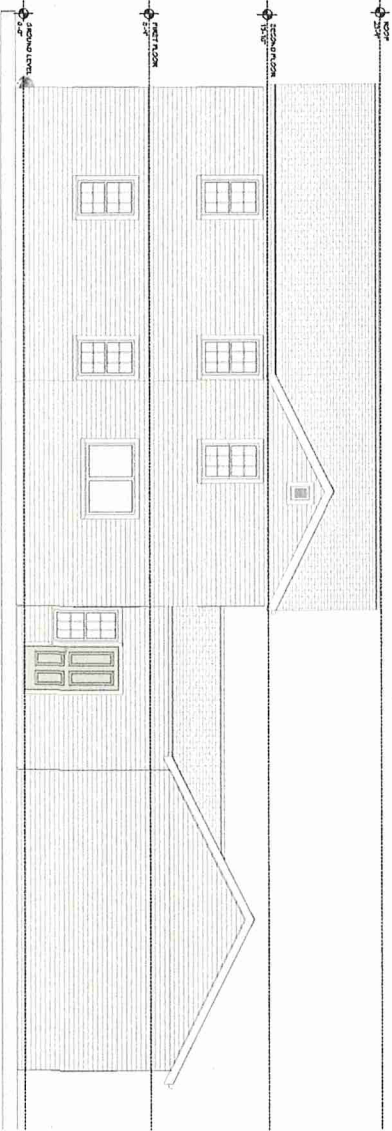
A-2	SHEET:	DATE:	PROJECT ADDRESS:	EXISTING FLOOR PLAN	 ENG ARCH DESIGN NEW CONCEPT NEW POSSIBILITIES	DRAWINGS PROVIDED BY: NAVRA TAVARES SILVA www.ergarchdesign.com ergarchdesignprojects@gmail.com phone (617) 859 9768
	INDICATED	SCALE:	06/04/2022			



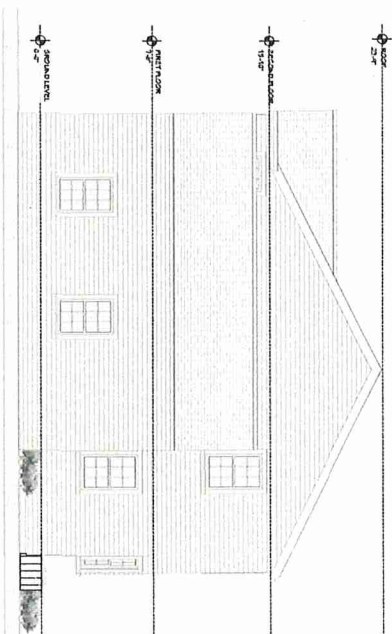
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"

THE PAPER SIZE NEEDS TO BE 24" X 36" TO SCALE PROPERLY.

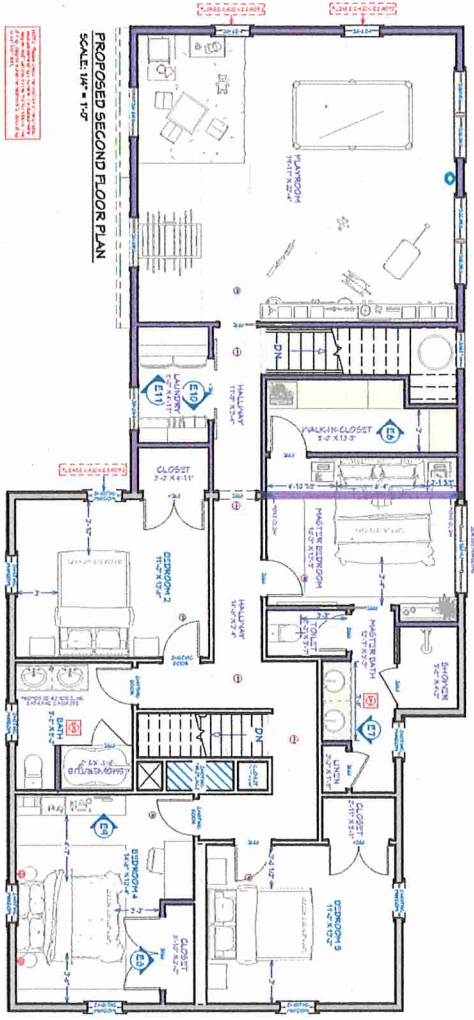
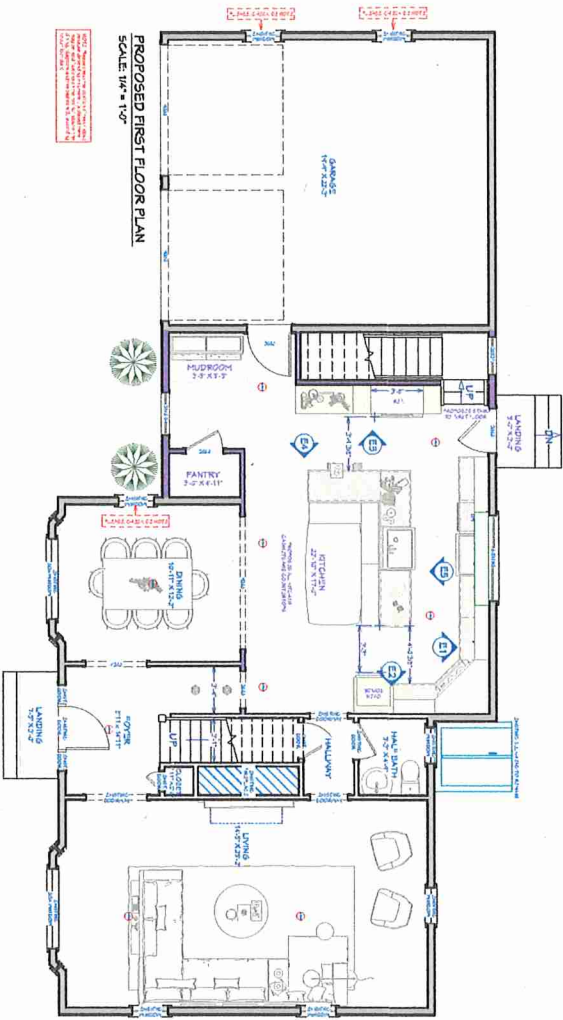
DATE: 08/04/2022
SCALE: INDICATED
SHEET: A-3

PROJECT ADDRESS:
11 FOX RUN ROAD
SOUTH HAMILTON - MA

EXISTING
EXTERIOR ELEVATION



DRAWINGS PROVIDED BY:
HAYRA TAVARES SILVA
www.engarchdesign.com
engarchdesignprojects@gmail.com
phone (617) 858 9788

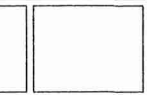


THE PAPER SIZE NEEDS TO BE 24" X 36" TO SCALE PROPERLY.

DATE:	06/04/2022
SCALE:	INDICATED
SHEET:	A-4

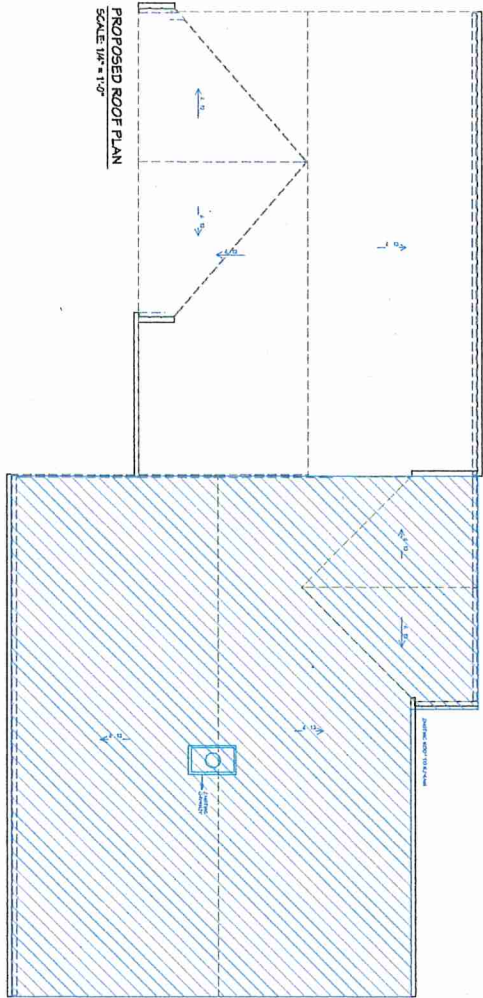
PROJECT ADDRESS:
11 FOX RUN ROAD
SOUTH HAMILTON - MA

PROPOSED FLOOR PLAN

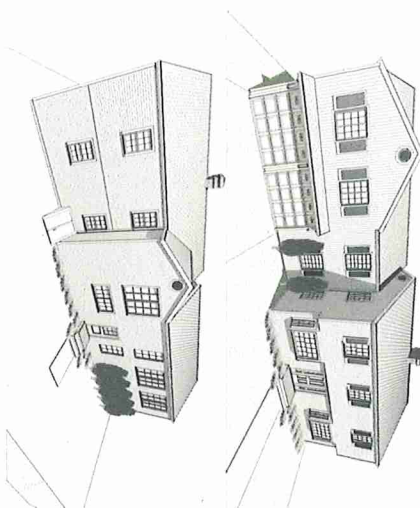


ENG ARCH DESIGN
NEW CONCEPT | NEW POSSIBILITIES

DRAWINGS PROVIDED BY:
HAYRA TAVARES SILVA
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engarchdesigns@projects@gmail.com
phone (617) 658 9788




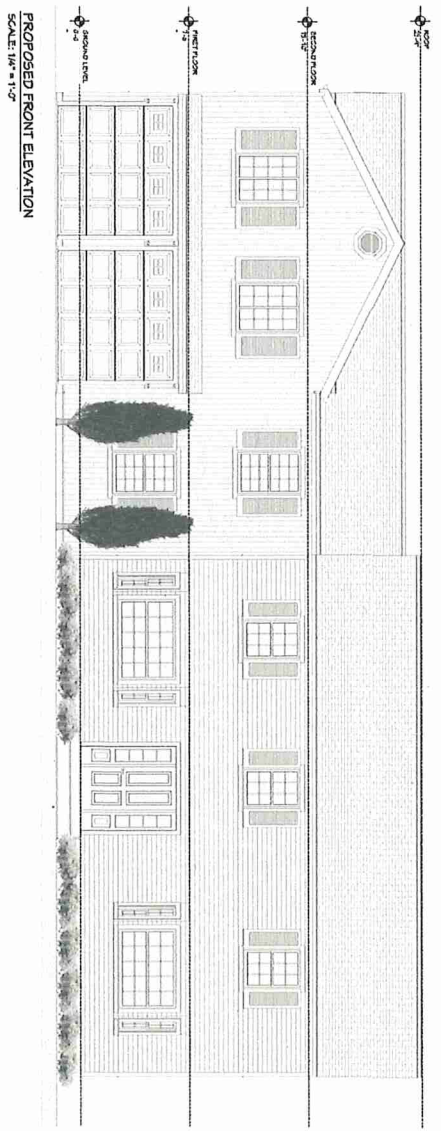
PROPOSED ROOF PLAN
SCALE 1/8" = 1'-0"



OVERVIEW
FOR ILLUSTRATION ONLY / NO SCALE

THE PAPER SIZE NEEDS TO BE 24" X 36" TO SCALE PROPERLY.

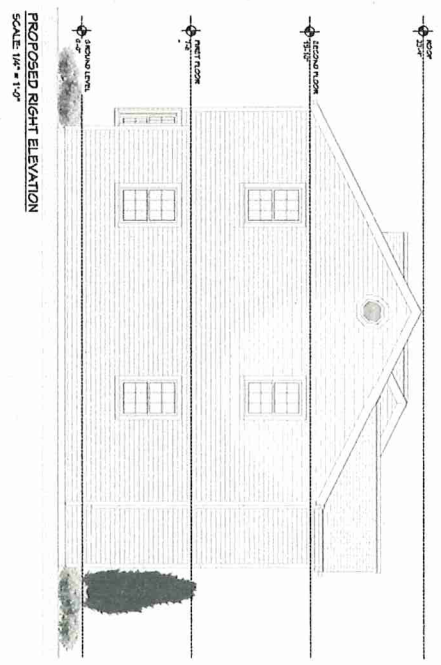
A-5	SHEET:	INDICATED	SCALE:	DATE: 06/04/2022	PROJECT ADDRESS: 11 FOX RUN ROAD SOUTH HAMILTON - MA	PROPOSED FLOOR PLAN		 ENG ARCH DESIGN NEW CONCEPT NEW POSSIBILITIES	DRAWING PROVIDED BY: NAVRA TAVARES SILVA www.engarchdesign.com engarchdesignprojects@gmail.com phone (617) 858 9788
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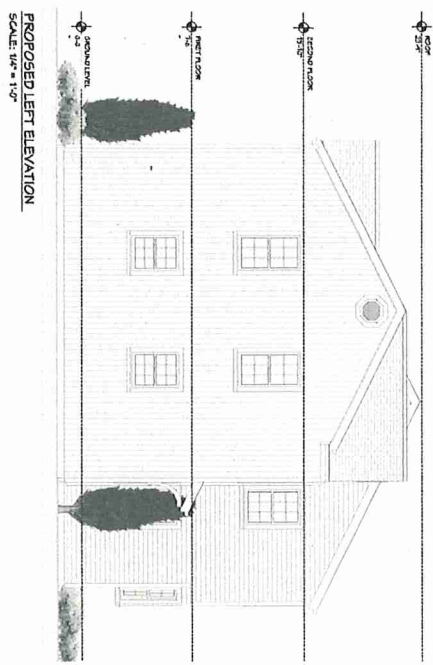
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"




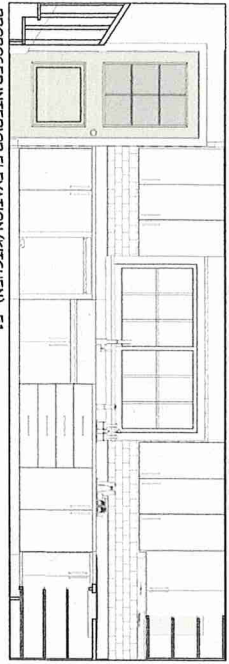
PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



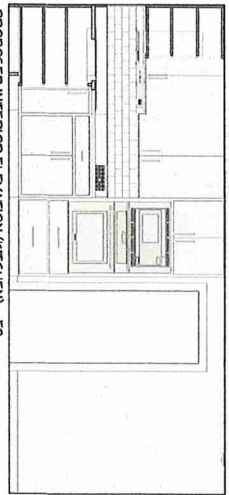
PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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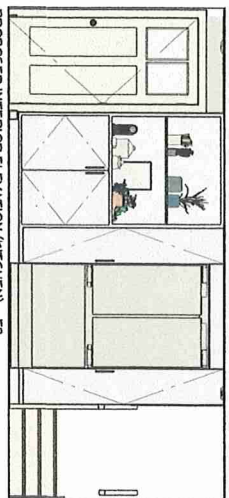
A-6	SHEET:	INDICATED	SCALE:	06/04/2022	DATE:	PROJECT ADDRESS: 11 FOX RUN ROAD SOUTH HAMILTON - MA	PROPOSED EXTERIOR ELEVATION	 <p>ENG ARCH DESIGN NEW CONCEPT NEW POSSIBILITIES</p>	DRAWINGS PROVIDED BY: HAYRA TAVARES SILVA www.engarchdesign.com engarchdesignprojects@gmail.com phone (617) 858 9788
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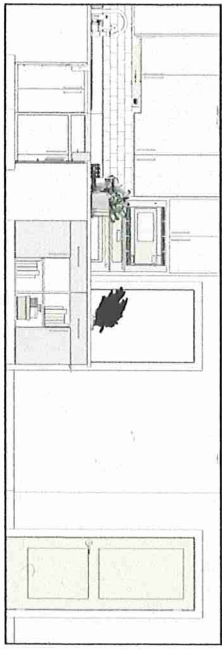
PROPOSED INTERIOR ELEVATION (KITCHEN) - E1
SCALE: 1/2" = 1'-0"



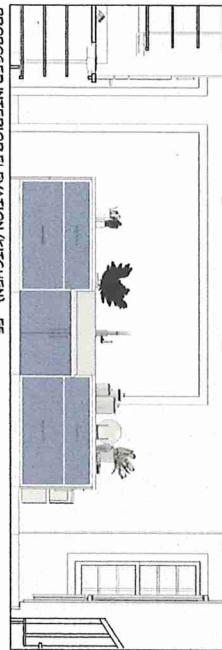
PROPOSED INTERIOR ELEVATION (KITCHEN) - E2
SCALE: 1/2" = 1'-0"



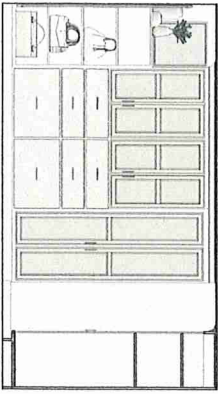
PROPOSED INTERIOR ELEVATION (KITCHEN) - E3
SCALE: 1/2" = 1'-0"



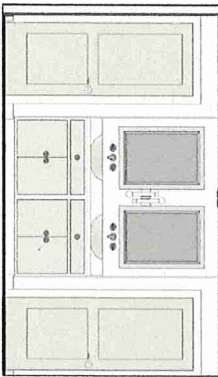
PROPOSED INTERIOR ELEVATION (KITCHEN) - E4
SCALE: 1/2" = 1'-0"



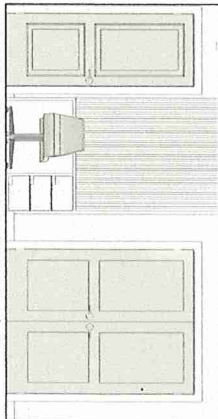
PROPOSED INTERIOR ELEVATION (KITCHEN) - E5
SCALE: 1/2" = 1'-0"



PROPOSED INTERIOR ELEVATION (WALK-IN-CLOSET) - E6
SCALE: 1/2" = 1'-0"



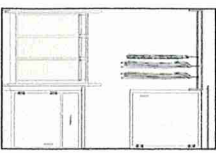
PROPOSED INTERIOR ELEVATION (MASTER BATH) - E7
SCALE: 1/2" = 1'-0"



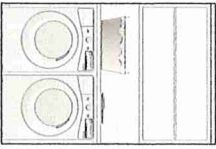
PROPOSED INTERIOR ELEVATION (BEDROOM 4) - E8
SCALE: 1/2" = 1'-0"



PROPOSED INTERIOR ELEVATION (BEDROOM 4) - E9
SCALE: 1/2" = 1'-0"



PROP. INT. ELEVATION (LAUNDRY) - E 10
SCALE: 1/2" = 1'-0"



PROP. INT. ELEVATION (LAUNDRY) - E 10
SCALE: 1/2" = 1'-0"

THE PAPER SIZE NEEDS TO BE 24" X 36" TO SCALE PROPERLY

DATE: 06/04/2022
SCALE: INDICATED
SHEET: A-7

PROJECT ADDRESS:
11 FOX RUN ROAD
SOUTH HAMILTON - MA

PROPOSED INTERIOR
ELEVATION

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DESIGN
NEW CONCEPT | NEW POSSIBILITIES

DRAWINGS PROVIDED BY:
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