

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

A Public Hearing will be held at 7 PM, on Wednesday May 1, 2024, at the H-W Public Library, 14 Union Street & via Zoom. The application is for the property owned by David & Ashley Forster for the property located at 68 Union Street, Assessor's Map 55, Lot 213. Applicants are seeking a Finding under Zoning Bylaw Sec. 5.3.4.5 for Dimensional Relief for side & front yard set-back requirements on a lot with double frontage in order to connect garage to house & create living space (bdrm, bath, hall) & a Variance under Sec. 4: Dimensional & Density Regulations, for lot coverage; current 23.6%, proposed 27.7%. 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

Rec. 3-25-24
Paid \$75

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

Date Submitted:

Applicant Name: David Ashley Phone: 978-995-3532
forster

Applicant Address: 68 Union Street, Hamilton MA

Applicant respectfully petitions the Board of Appeal for the following:

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

- Variance: (State Type) Lot coverage / section 4 variance
- 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: finding under zoning Bylaw section 5.3.4.5 side & front on corner lot

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.

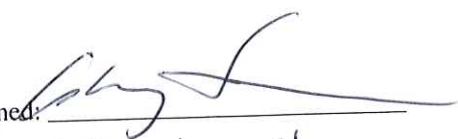
Zoning District: R-1A
Existing Lot Size: 4,512.5 sq ft.

State Briefly what structures are on the property:
House & detached garage

State in detail what the petitioner desires to do at said subject property:
Replace detached garage with a bedroom and attach to the house with a hallway and bathroom

State whether any petition as to the said premises has been submitted to this Board within the last five years. If so, give details: Not to our knowledge

State if any Building Permit has been granted to said premises within the past two years. If yes, give details:
Not to our knowledge

Signed: 
Address: 68 Union St.
Hamilton MA 01982
Phone: 978-995-3532
gallanta82@gmail.com



TOWN OF HAMILTON
ZONING BOARD OF APPEALS

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

Date Submitted: 3/25/24

Applicant Name: David & Ashley Forster

Non-Conforming Property Located at: 68 Union Street, Hamilton MA

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 The proposed extension will be less than the existing non-conformity.

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:

The extension of the non-conforming structure is for additional living space (Bedroom: bathroom)

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 extension will not be substantially more detrimental to the neighborhood than the existing non-conforming use. We have had conversations with our neighbors and they support the extension. The extension will turn the garage and connecting space into additional living space.

Signed: [Signature]

Address: 68 Union Street
Hamilton MA

Phone: 978-995-3532

Dear Members of the Zoning Board,

I am writing this letter to express my full support for David and Ashley Forster's proposal to knock down their detached garage and replace it with a bedroom and hallway to connect to the main part of their house.

Having discussed the plans with David and Ashley, I understand the reasons behind their decision and believe that the proposed changes will enhance the functionality of their property without impacting the overall aesthetics of our neighborhood in any way. I have no objections or concerns regarding the proposed modifications and believe that they will not cause any inconvenience or disruption to myself or other neighbors.

In conclusion, I hereby give my approval for David and Ashley Forster's project to proceed as planned. Should you require any further information or clarification from me regarding this matter, please do not hesitate to contact me.

Thank you for considering my input on this issue.

Sincerely,



[Signature]



Edward P. Clapp

[Printed Name]

Angela Mittiga

47 Hamilton Ave, Hamilton

[Address]

718-594-0162

[Phone Number]

617-803-8921

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In conclusion, I hereby give my approval for David and Ashley Forster's project to proceed as planned. Should you require any further information or clarification from me regarding this matter, please do not hesitate to contact me.

Thank you for considering my input on this issue.

Sincerely,


[Signature]

70 Union St.
[Address]

Morgan Ramsey
[Printed Name]

7812547290
[Phone Number]