



TOWN OF HAMILTON
ZONING BOARD OF APPEALS

REQUEST FOR FINDINGS OF FACT
PERMIT OR SPECIAL PERMIT

Date Submitted: 05/29/2025
Applicant Name: DANIEL KOWALSKI / MARY MONAHAN
Applicant Address: 24 ENFIELD DR, ANDOVER MA 01810

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

~~186 ECHO COURT RD.~~ - 186 ECHO COURT RD.
MAP 60 LOT 21

RAISE EXISTING SINGLE FAMILY + RECONSTRUCT NEW HOME
State how or why the proposed use would be in harmony with the general purpose and intent of the Zoning By-Law:

186 IS A NON-CONFORMING LOT BY SIZE AND SIDE SETBACK. THIS SPECIAL PERMIT WILL ELIMINATE THE NON-CONFORMING SIDE SETBACK.

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

SINGLE FAMILY RESIDENCE PLANNED FOR 3BRS
ON A LOT WITH A 3BR SEPTIC SYSTEM

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

PUBLIC WATER - 3 BR SEPTIC SYSTEM WITH
RESERVE AREA

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

SINGLE FAMILY CONSISTENT WITH OTHER STRUCTURES
ON STREET.

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: ECHO COURT RD

- CLOSEST POINT TO HOUSE FROM STREET IS > 30'
- OFFSTREET PARKING FOR 7-8 CARS.
- CLEAR LINE OF SIGHT ON ROAD IN BOTH DIRECTIONS.

State how and what adequate and appropriate facilities will be provided for the proposed use:

SINGLE FAMILY RESIDENCES w/ 3 BR SEPTIC SYSTEM.
[Signature]

Signed: Mary M. Mahan

Address: 24 ENFIELD PR
ANDOVER MA, 01810

Phone: 281 706 0837

APPLICATION CHECK SHEET
HAMILTON ZONING BOARD OF APPEALS

SPECIAL PERMIT

8 copies of all Materials. Refer to Instruction Sheet.

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"/> _____
<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