

Notice of Public Hearing
Town of Hamilton Zoning Board of Appeals

A Public Hearing will be held on Wednesday, May 4, 2022, at 577 Bay Road, Hamilton, MA, Town Hall, Memorial Room, and via Zoom, to commence at 7:00 PM. Application is for the property owned by Jeffrey and Krystin Sartorelli, located at 12 Honeysuckle Road, Assessor's Map 47, Lot 209. Applicant is seeking approval for a Special Permit and a Variance to construct an attached garage and an accessory apartment: Zoning Bylaws 3.6: Accessory Apartment and 4.0: Dimensional & Density Regulations for a side yard setback. 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**

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

Date Submitted: 04/12/2022

Applicant Name: Lidia Szydłowska/ Dauam Campos Phone: 978-887-2900

Applicant Address: 501 Cabot St, Suite 8c, Beverly, MA 01915

Applicant respectfully petitions the Board of Appeal for the following:

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

- Variance: (State Type)** Dimensional Set Back Bylaw 4.0
- Extension or Alteration of a Non-Conforming Use, Structure, or Lot**
- Site Plan Review**
- Abbreviated Site Plan Review**
- Special Permit: (State Type)** Accessory Apartment Bylaw 3.6
- Appeal of Decision of the Building Inspector**
- Conversion for Temporary Living Area**
- Comprehensive Permit**
- Other:**

Address of Property if different from Applicant Address above: ~~501 Cabot St~~ 12 Honeysuckle Rd

Owner of property if different from Applicant noted above: ~~501 Cabot St~~

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.

Email: erdrag50@gmail.com Phone: 978-852-5897

Zoning District: R-1A Single Residential District

Existing Lot Size: 23,721 Sq Ft Frontage: 125'

State Briefly what structures are on the property: Existing Single family dwelling, and one small shed

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

Add a garage bay, with accessory apartment living area above, to existing dwelling.

State whether any petition as to the said premises has been submitted to this Board within the last five years. If so, give details:

None

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

YES- bp 20-133 in 2020 to replace 1 window & 1 patio door in playroom on first floor.

Signed: *Dauam Campos*

Address: 501 Cabot St. Suite 8 C

Beverly, MA

Phone: 978-887-2900

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)

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: 04/08/2022

Applicant Name: Lidia Szydłowska / Dauam Campos

Property Located at: 12 Honeysuckle Rd, South Hamilton, Ma 01982

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 shape/topography of the land would be an hardship because of the grade change towards the back of the property. Causing a difficulty to connect the current house and proposed new addition. The a variance for the side yard setback requirement under Zoning By Law 4.0 because side setback will now be 11' and not 15'. Residential District R-1A.

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

Because it would be a minimal impact addition, towards the side setback. The set back will be 11' away and not 15'. The addition will have an approximate distance of 35.7' to 14 Honeysuckle Rd causing a minimal impact to neighborhood.

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:

The impact of the addition would be minimal towards the side setback. The addition of the In-law apartment would only go 4' - 4" in the setback line.

Signed: *Dauam Campos*

Address: 12 Honeysuckle Rd,

South Hamilton, Ma 01982

Phone: 978-887-2900

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 checked="" type="checkbox"/> R-1A Single 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: 04/08/2022

Applicant Name: Lidia Szydłowska / Dauam Campos

Applicant Address: 12 Honeysuckle Rd, South Hamilton, MA 01982

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

The nature of this would be a Special Permit for an Accessory Apartment, at 12 Honeysuckle RD, Zoning By Law 3.6

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

The proposed would be in harmony with the Zoning By-Law, because it will create an accessory apartment, with the additional living area of 802 SQ FT under the 900 SQ FT allowed, and there are no other accessory building in the lot. The apartment contains one bedroom and one bath, with is allowed by section 3.6.4 of the By Laws.

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

The site is an appropriate location for this use because it will provide a separate and adequate living area for the accessory apartment, the location on the site will also be able to provide additional parking and adequate provisions for egress.

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

The specific site has adequate arrangements for sanitary waste, water supply, and drainage because of the size of the septic system, and the number of current bedrooms in the property. As per 3.6.4.12 & 3.6.4.13

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

The development will not adversely affect the neighborhood because it will maintain the style of a single family home. In the current neighborhood there are currently similar style properties. Such as 10 Honeysuckle with 5 bedroom & 2,712 SqFt, 12 Honeysuckle with 4 beds & 2,072 SqFt, 14 Honeysuckle 6 beds & 2,990 SqFt.

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: 12 Honeysuckle Rd. There will be additional parking spaces provided for the additional vehicle in the property causing no extra nuisances in the following street. With 3 parking spaces in a garage with another 3 spaces on driveway, with a total of 6 parking adding 2 additional parking spaces for the property

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

The accessory apartment will be done by creating a additional garage space to the right of the existing building, the accessory apartment is done on top of the existing garage and the new space provided. There will be additional means of egress for the accessory apartment at the back deck above. The accessory apartment living area will have one bedroom with the square footage of 802 on the 2nd floor. The accessory apartment will have a entry of 67 Sq Ft between the garage and main house on the first floor. The dwelling will have a total of 4 bedrooms, 1 office and 3 baths.

Signed: *Davam Campos*

Address: 501 Cabot St. Suite 8 C

Beverly, MA

Phone: 978-887-2900

Salem News, The



Publication Name:

Salem News, The

Publication URL:

www.salemnews.com/

Publication City and State:

Salem, MA

Publication County:

Essex

Notice Popular Keyword Category:

Notice Keywords:

12 honeysuckle road hamilton

Notice Authentication Number:

202204270914163796766

1180225809

Notice URL:

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Notice Publish Date:

Monday, April 18, 2022

Notice Content

Notice of Public Hearing

Town of Hamilton

Zoning Board of Appeals

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William Bowler, Chair

SN - 4/18, 4/25/22

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Salem News, The



Publication Name:
Salem News, The

Publication URL:
www.salemnews.com/

Publication City and State:
Salem, MA

Publication County:
Essex

Notice Popular Keyword Category:

Notice Keywords:
12 honeysuckle road hamilton

Notice Authentication Number:
202204270855182580339
1180225809

Notice URL:

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Notice Publish Date:
Monday, April 25, 2022

Notice Content

Notice of Public Hearing
Town of Hamilton
Zoning Board of Appeals
A Public Hearing will be held on
Wednesday, May 4, 2022, at 577
Bay Road, Hamilton, MA, Town Hall,
Memorial Room, and via Zoom, to
commence at 7:00 PM. Application
is for the property owned by Jeffrey
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a Variance to construct an attached
garage and an accessory apartment:
Zoning Bylaws 3.6: Accessory
Apartment and 4.0: Dimensional
& Density Regulations for a side
yard setback. 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
SN - 4/18, 4/25/22

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April 7, 2022

Map 47 Lot 209

**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:

12 Honeysuckle Road

So. Hamilton

Dated April 7, 2022

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

Jane Dooley

Interim Assistant Assessor



300 foot Abutters List Report

Hamilton, MA
April 07, 2022

Subject Property:

Parcel Number: 47-0209
CAMA Number: 47-000-0209
Property Address: 12 HONEYSUCKLE RD

Mailing Address: SARTORELLI JEFFREY KRYSTIN
12 HONEYSUCKLE RD
SOUTH HAMILTON, MA 01982

Abutters:

Parcel Number: 47-0008
CAMA Number: 47-000-0008
Property Address: 36 DAY AV

Mailing Address: DEPIERO BRIAN D JEANNE E
36 DAY AV
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0009
CAMA Number: 47-000-0009
Property Address: 42 DAY AV

Mailing Address: BODECKER CHRISTOPHER G & ZURLO
42 DAY AV
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0010
CAMA Number: 47-000-0010
Property Address: 48 DAY AV

Mailing Address: LITTLEFIELD PAUL CHARLES
48 DAY AVENUE
S. HAMILTON, MA 01982

Parcel Number: 47-0011
CAMA Number: 47-000-0011
Property Address: 62 LINCOLN AV

Mailing Address: ALBERS TIMOTHY J ALBERS JOAN E
62 LINCOLN AV
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0012
CAMA Number: 47-000-0012
Property Address: 66 LINCOLN AV

Mailing Address: WILFAHRT JEFFREY J
66 LINCOLN AV
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0013
CAMA Number: 47-000-0013
Property Address: 74 LINCOLN AV

Mailing Address: ELIA JOHN R II-KIMBERLY A TRUS
74 LINCOLN AV
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0014
CAMA Number: 47-000-0014
Property Address: 78 LINCOLN AV

Mailing Address: APPEL JESSE & VICTORIA
78 LINCOLN AV
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0015
CAMA Number: 47-000-0015
Property Address: 80 LINCOLN AV

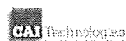
Mailing Address: AYERS CHRISTINE
80 LINCOLN AV
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0016
CAMA Number: 47-000-0016
Property Address: 79 LINCOLN AV

Mailing Address: DURKIN PATRICK J. BECKETT ASHTON
V.
79 LINCOLN AV
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0017
CAMA Number: 47-000-0017
Property Address: 75 LINCOLN AV

Mailing Address: JANOLLARI VINCENT
75 LINCOLN AVE
S. HAMILTON, MA 01982



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4/7/2022

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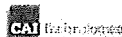
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300 foot Abutters List Report

Hamilton, MA
April 07, 2022

| | |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Parcel Number: 47-0018 CAMA Number: 47-000-0018 Property Address: 71 LINCOLN AV | Mailing Address: SEARS SAMUEL P JR & MARILYN GA 71 LINCOLN AVE SOUTH HAMILTON, MA 01982 |
| Parcel Number: 47-0019 CAMA Number: 47-000-0019 Property Address: 67 LINCOLN AV | Mailing Address: LORIZIO MARY KATHERYN HERLICH JEFFREY PETER 67 LINCOLN AV SOUTH HAMILTON, MA 01982 |
| Parcel Number: 47-0020 CAMA Number: 47-000-0020 Property Address: 63 LINCOLN AV | Mailing Address: NICHOLS JUNE T PETER A 63 LINCOLN AV SOUTH HAMILTON, MA 01982 |
| Parcel Number: 47-0194 CAMA Number: 47-000-0194 Property Address: 84 LINCOLN AV | Mailing Address: LIPORTO SCOTT & BRIAN TRSTEEES THE LIPORTO FMLY IRREV TRUST 84 LINCOLN AV SOUTH HAMILTON, MA 01982 |
| Parcel Number: 47-0195 CAMA Number: 47-000-0195 Property Address: 82 LINCOLN AV | Mailing Address: BENNETT DOUGLAS & TRACY 82 LINCOLN AV SOUTH HAMILTON, MA 01982 |
| Parcel Number: 47-0203 CAMA Number: 47-000-0203 Property Address: 10 RED COACH RD | Mailing Address: BRIDGER PETER H DEENA J 10 RED COACH RD SOUTH HAMILTON, MA 01982 |
| Parcel Number: 47-0204 CAMA Number: 47-000-0204 Property Address: 12 RED COACH RD | Mailing Address: SMOLINSKI GEORGE SMITH BARBARA A 12 RED COACH RD SOUTH HAMILTON, MA 01982 |
| Parcel Number: 47-0205 CAMA Number: 47-000-0205 Property Address: 14 RED COACH RD | Mailing Address: NEWTON RICHARD C KRISTIN J 14 RED COACH RD SOUTH HAMILTON, MA 01982 |
| Parcel Number: 47-0206 CAMA Number: 47-000-0206 Property Address: 16 RED COACH RD | Mailing Address: POIRIER PAUL J & DONNA L TRS 16 RED COACH RD SOUTH HAMILTON, MA 01982 |
| Parcel Number: 47-0207 CAMA Number: 47-000-0207 Property Address: 8 HONEYSUCKLE RD | Mailing Address: DEXTER DAWN E 8 HONEYSUCKLE RD SOUTH HAMILTON, MA 01982 |
| Parcel Number: 47-0208 CAMA Number: 47-000-0208 Property Address: 10 HONEYSUCKLE RD | Mailing Address: LESZCZYNSKI 2015 FAMILY TRUST LESZCZYNSKI WALTER H TRUSTEE 10 HONEYSUCKLE RD SOUTH HAMILTON, MA 01982 |
| Parcel Number: 47-0210 CAMA Number: 47-000-0210 Property Address: 14 HONEYSUCKLE RD | Mailing Address: LEVY IRVIN J & SWIERZEWSKI KAT 14 HONEYSUCKLE RD SOUTH HAMILTON, MA 01982 |



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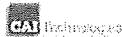
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300 foot Abutters List Report

Hamilton, MA
April 07, 2022

| | |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Parcel Number: 47-0211 CAMA Number: 47-000-0211 Property Address: 16 HONEYSUCKLE RD | Mailing Address: LOWRIE DOUGLAS R KAREN S TE 16 HONEYSUCKLE RD SOUTH HAMILTON, MA 01982 |
| Parcel Number: 47-0212 CAMA Number: 47-000-0212 Property Address: 13 HONEYSUCKLE RD | Mailing Address: PUTNAM RAYMOND A GINA E 13 HONEYSUCKLE RD SOUTH HAMILTON, MA 01982 |
| Parcel Number: 47-0213 CAMA Number: 47-000-0213 Property Address: 11 HONEYSUCKLE RD | Mailing Address: BROWN WILLIAM L SUSAN P 11 HONEYSUCKLE RD SOUTH HAMILTON, MA 01982 |
| Parcel Number: 47-0214 CAMA Number: 47-000-0214 Property Address: 9 HONEYSUCKLE RD | Mailing Address: COUGHLIN RICHARD F TRUSTEE OF RICHARD F COUGHLIN FAMILY TRUS 9 HONEYSUCKLE RD SOUTH HAMILTON, MA 01982 |
| Parcel Number: 47-0215 CAMA Number: 47-000-0215 Property Address: 7 HONEYSUCKLE RD | Mailing Address: JENSEN HENRY L JENSEN JUDITH M 7 HONEYSUCKLE RD SOUTH HAMILTON, MA 01982 |
| Parcel Number: 55-0350 CAMA Number: 55-000-0350 Property Address: 18 HONEYSUCKLE RD | Mailing Address: MACINTYRE PETER B MACINTYRE EMILY T 18 HONEYSUCKLE RD SOUTH HAMILTON, MA 01982 |
| Parcel Number: 55-0352 CAMA Number: 55-000-0352 Property Address: 17 HONEYSUCKLE RD | Mailing Address: DESMEULES ALLISON I 17 HONEYSUCKLE RD SOUTH HAMILTON, MA 01982 |
| Parcel Number: 55-0353 CAMA Number: 55-000-0353 Property Address: 15 HONEYSUCKLE RD | Mailing Address: POTTER AMY K POTTER II RICHARD C 15 HONEYSUCKLE RD SOUTH HAMILTON, MA 01982 |



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