

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

A Public Hearing will be held on Wednesday, June 5, 2024, at the H-W Library, 14 Union Street & via Zoom & will commence at 7:00 PM. The applicant is Andrew McFarland, the application is for the property located at 59 Rust St, Assessor's Map 55, Lot 156, owned by Mark & Catherine Carleo. The applicant is seeking a Finding under Zoning Bylaw Section 5.3.4.5 for dimensional relief from side yard set-back requirements to build upon the existing footprint. 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

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

Date Submitted: 5/6/24

Applicant Name: Andrew McFarland

Non-Conforming Property Located at: 59 Rust Street

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 not meet side yard setback

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: we will be turning a small bedroom into a master bedroom/bath. The addition will be built on top of existing first story. The addition is located on back of dwellings. The finished roof line will match the existing roof line.

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:

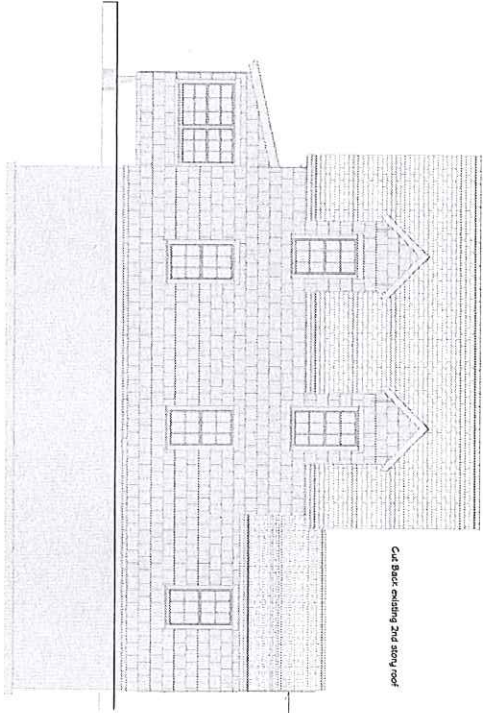
The ~~old~~ dwelling will stay a 3 bedroom house. The addition is not extending out further into the lot, only building up by 8'.

Signed: [Signature]

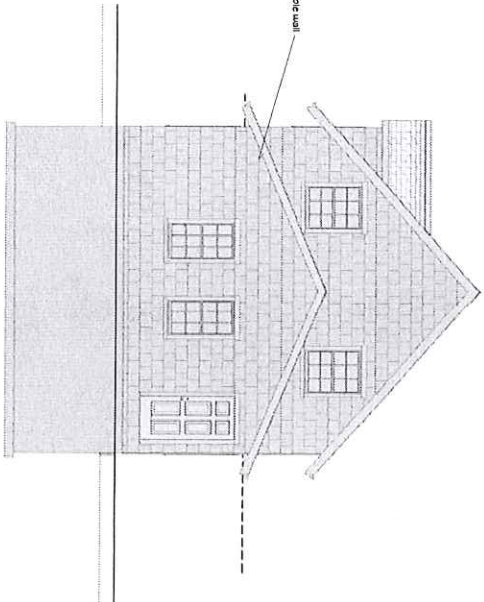
Address: 77 Lake Drive
Hamilton Ma

Phone: 978-578-0964

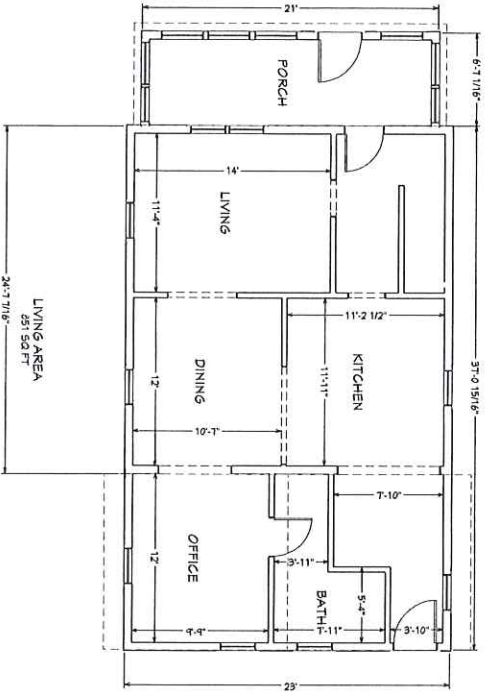
Email: _____



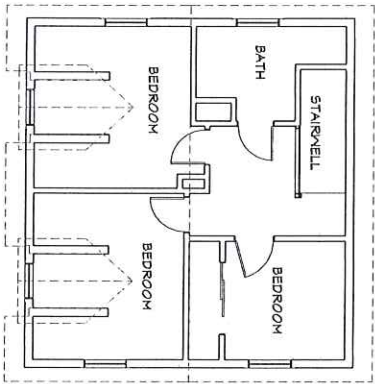
Elevation 3



Elevation 4



1st Floor



2nd Floor

REVISION TABLE			
NUMBER	DATE	REVISOR	DESCRIPTION

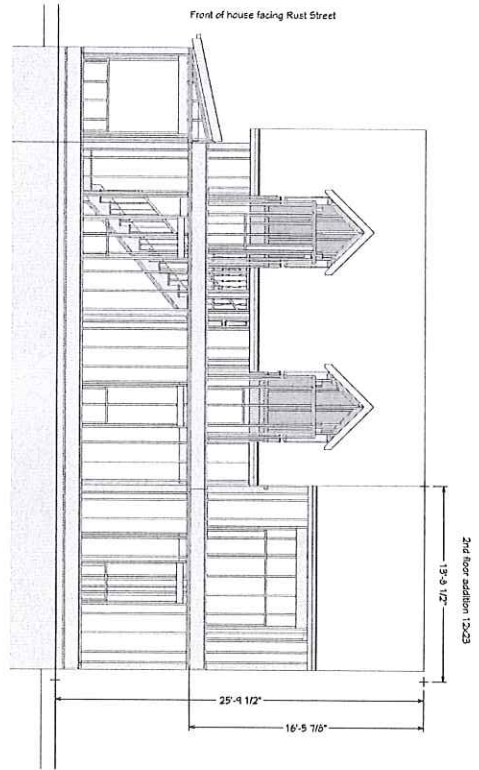
59 Rust Street
Existing Conditions

DRAWINGS PROVIDED BY:
McFarland Construction LLC

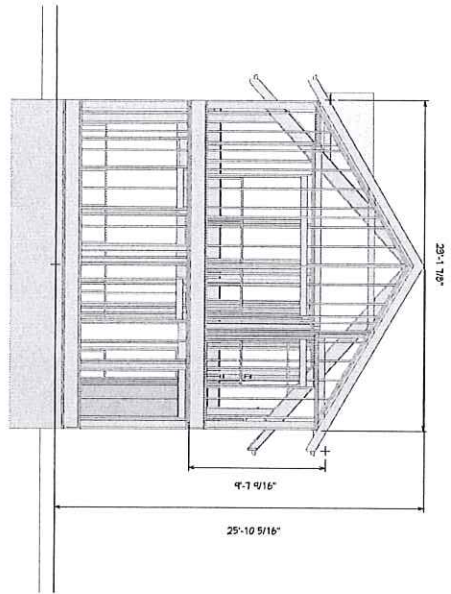
DATE:
4/21/2024

SCALE:
1/4"=1'

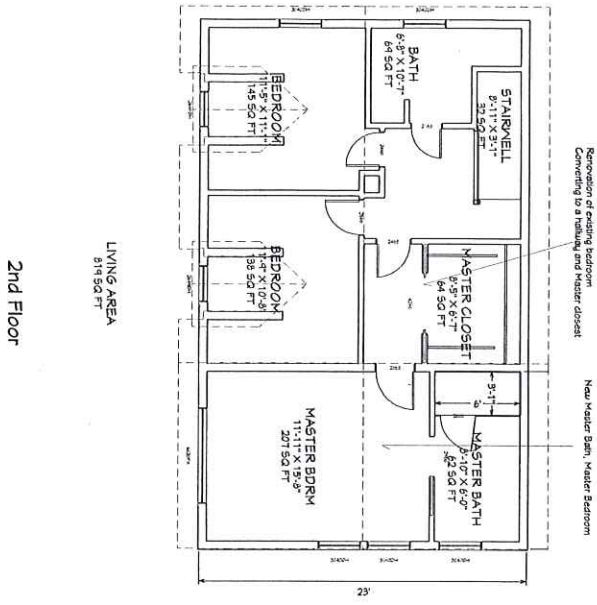
SHEET:
P-1



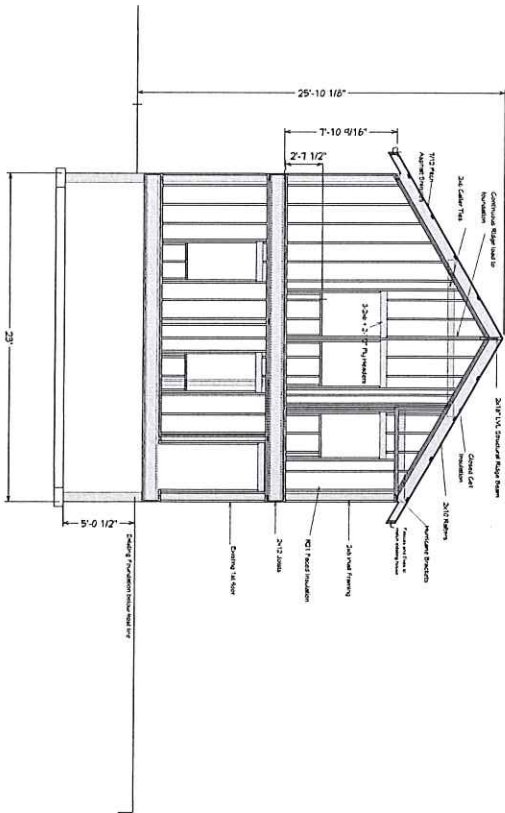
Elevation 1



Elevation 3



2nd Floor



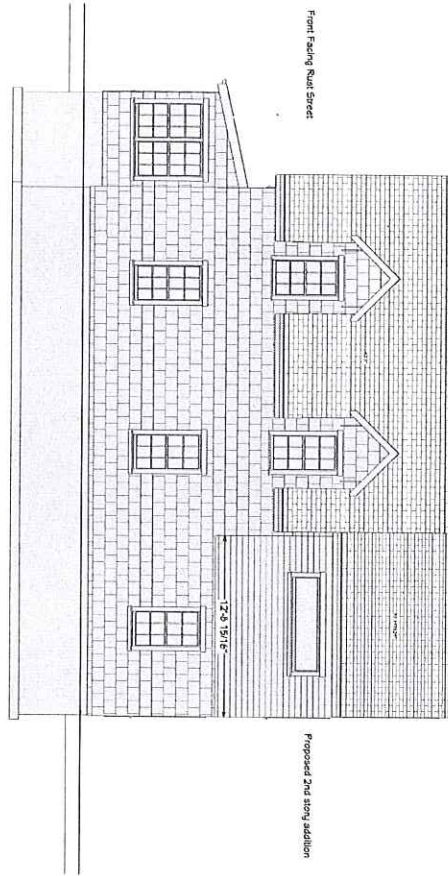
Cross Section 1

DRAWINGS PROVIDED BY:
 McFarland Construction LLC
 DATE: 3/23/2024
 SCALE: 1/4" = 1'-0"
 SHEET: P-1

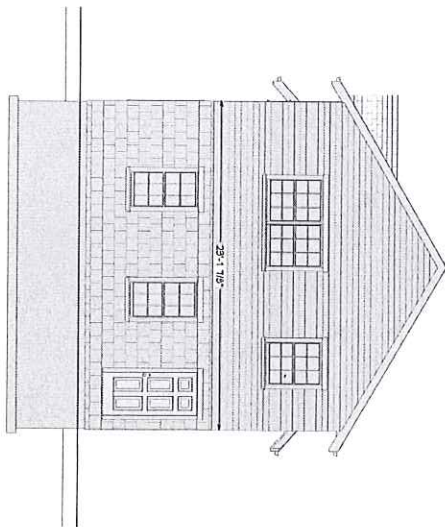
59 Rust Street
 Hamilton, Ma

2nd Floor Addition Master Bed and Bath

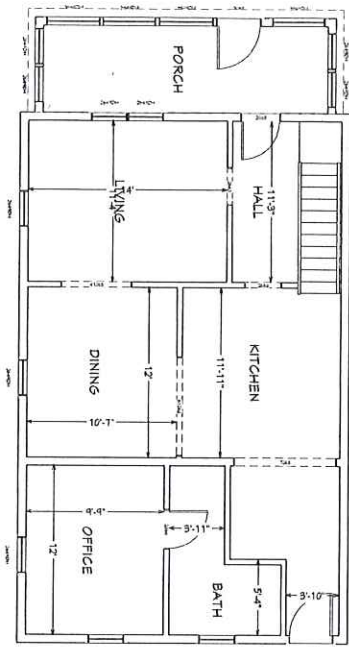
REVISION TABLE			
NUMBER	DATE	REVISOR	DESCRIPTION



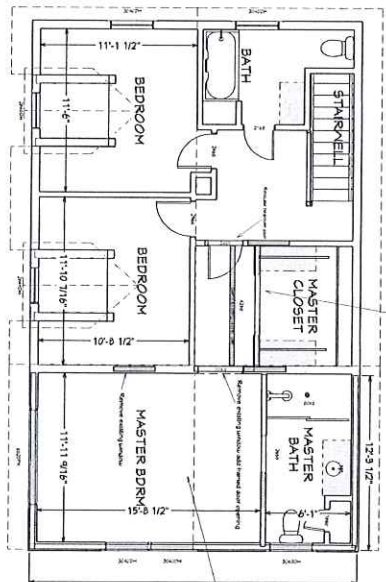
Elevation 4



Elevation 5



LIVING AREA
851 SQ FT
1st Floor



LIVING AREA
814 SQ FT
2nd Floor

Proposed 2nd story addition
Master bedroom

Current Existing Bedroom with Master Closet

DRAWINGS PROVIDED BY: McFarland Construction LLC	DATE: 4/21/2024
SCALE: 1/8"=1'	SHEET: P-1

59 Rust Street Proposed
2nd Floor Addition

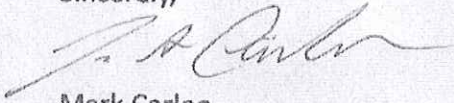
REVISION TABLE		
NUMBER	DATE	DESCRIPTION

Monday, May 6, 2024

To Whom It May Concern,

We, Mark and Catherine Carleo authorize Andrew McFarland with MarFarland Construction, as my contractor and representative through the building process.

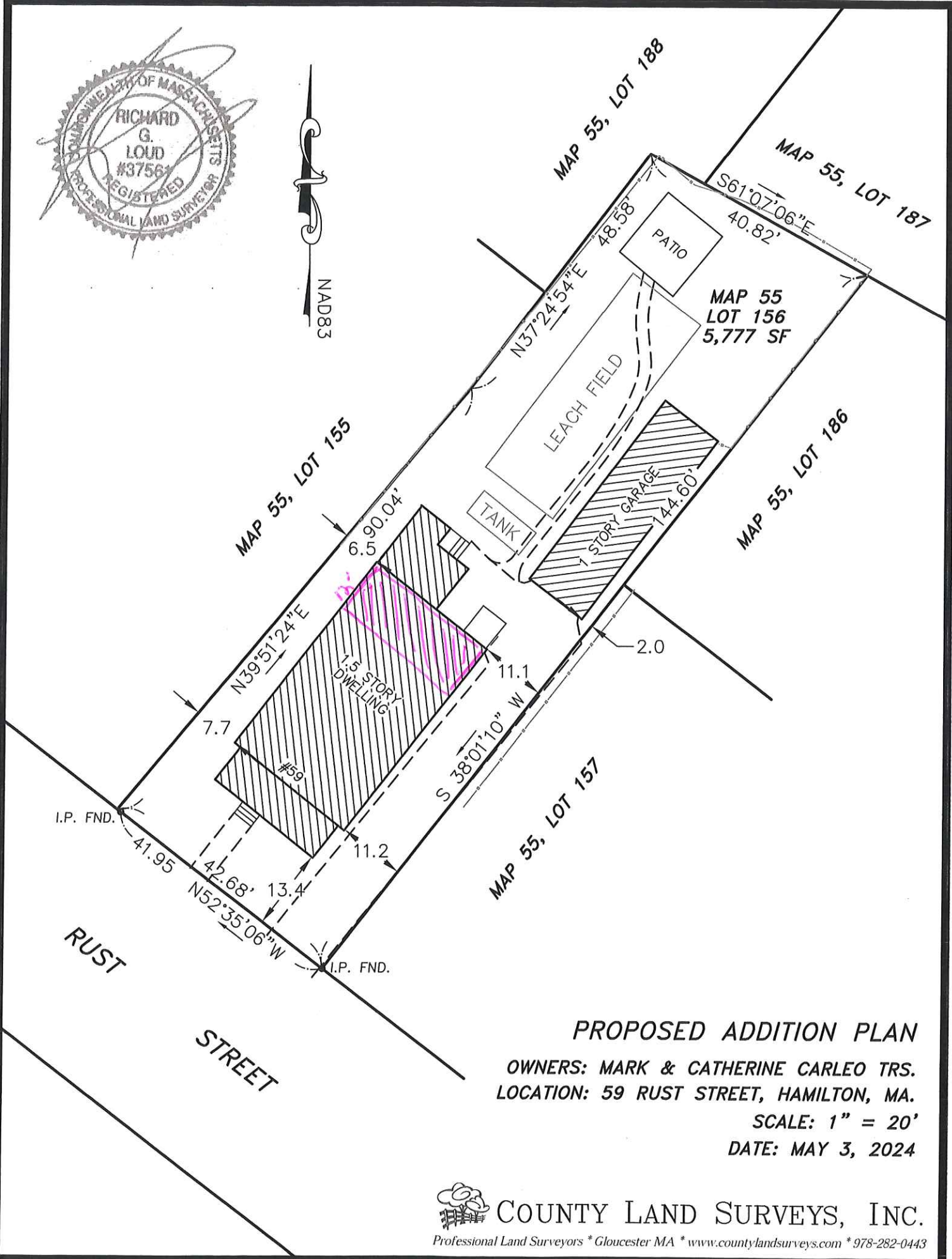
Sincerely,



Mark Carleo
978-500-3833



Catherine Carleo
978-500-1977



PROPOSED ADDITION PLAN
OWNERS: MARK & CATHERINE CARLEO TRS.
LOCATION: 59 RUST STREET, HAMILTON, MA.
SCALE: 1" = 20'
DATE: MAY 3, 2024

May 2, 2024

MAP 55 LOT 156

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:

59 Rust St

So. Hamilton

Dated May 2, 2024

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

Jane Dooley
Assistant Assessor