

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

A Public Hearing will be held at 7 PM, on Wednesday, November 5, 2025, at the H-W Public Library, 14 Union Street & via Zoom. The applicants are Lorraine & Leo Kulhavy. The property is located at 45 Central Place, Asbury Grove, Assessor's Map 37-46, Lot 38. Applicants are seeking a Finding under Zoning Bylaw Sec. 5.3.4 for Dimensional Relief to construct an addition. A copy of the complete application is available for review by contacting the Building Department at 978-626-5250 or permitting@hamiltonma.gov.

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: September 25, 2025

Applicant Name: Lorraine + Leo Kulhavy

Non-Conforming Property Located at: 45 Central Place

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: Dimensional Relief

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 Ashbury Grove

☐ 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:

N/A

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:

Cottages at Ashbury Grove are all
non conforming

Signed: Lorraine Kulhavy

Address:

So. Hamilton, MA

Phone:

01982

**TOWN OF HAMILTON
ZONING BOARD OF APPEALS**

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

Date Submitted: 9-29-25

Applicant Name: Lorraine + Leo Kulhavy Phone: 978-998-2047

Applicant Address: 246 Highland St, Hamilton, MA 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: Dimensional Relief (Section #4 of Zoning Bylaws)

Address of Property if different from Applicant Address above:

45 Central Place, Asbury Grove

Owner of property if different from Applicant noted above: - same

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:

Existing Lot Size: Asbury Grove - No Lot Size

State Briefly what structures are on the property: 1 summer cottage

State in detail what the petitioner desires to do at said subject property: We would like to replace the existing bathroom + add an addition across the back to create a dining/den room.

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: None

Signed: Lorraine Kulhavy
Address: 246 Highland St
Hamilton, MA 01982
Phone: 978-998-2047

September 30, 2025

Map 37-46 Lot 38

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:

45 Central Place

So. Hamilton

Dated September 30, 2025

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

Jane Dooley
Director of Assessing

FABIANO JONATHAN A.
FABIANO JESSICA LEIGH
234 HIGHLAND ST
SOUTH HAMILTON, MA 01982

GUITTARR ASHLEY
123 HIGHLAND ST
SOUTH HAMILTON, MA 01982

JOHNSON TODD M
PATRICIA W
106R HIGHLAND ST
SOUTH HAMILTON, MA 01982

FANNO MATTHEW S
ANGELA E
9 MADONNA DR
SOUTH HAMILTON, MA 01982

HAMILTON ELIZABETH (LE)
LOCKE MACWILLIAMS LEE-MAC
136 HIGHLAND ST
SOUTH HAMILTON, MA 01982

KAHN RICHARD
KAHN SANDRA
7 CANTER BROOK LANE
HAMILTON, MA 01982

FERGUSON TIMOTHY
FERGUSON REBECCA
405 ASBURY ST
SOUTH HAMILTON, MA 01982

HAMILTON TOWN OF
TOWN HALL
SOUTH HAMILTON, MA 01982

KNOPPING STEVEN R
FORMAN MARJORIE R
17 CANTER BROOK LANE
HAMILTON, MA 01982

FERNANDEZ NICOLAS
BREEN ELIZABETH
12 BOSTON AV
SOUTH HAMILTON, MA 01982

HOCKLE BRANDON
SEROTTA ASHLEY
7 MADONNA DR
SOUTH HAMILTON, MA 01982

KULHAVY LEO D
LORRAINE A
246 HIGHLAND ST
SOUTH HAMILTON, MA 01982

FINELLI ADAM & ERIN TRSTE
THE ADAM & ERIN FINELLI L
16 BOSTON AV
SOUTH HAMILTON, MA 01982

HOGAN JOHN PAUL
HOGAN MEGAN
148 HIGHLAND ST
SOUTH HAMILTON, MA 01982

LALIK FAMILY TRUST
WILLIAM & ROSARY LALIK TR
16 CANTER BROOK LANE
Hamilton, MA 01982

FIPPINGER ALLISON H
230 HIGHLAND ST
SO. HAMILTON, MA 01982

HOLMBOE DAG
JOSEPHINE
209 HIGHLAND ST
SOUTH HAMILTON, MA 01982

LAVERTY THOMAS A
LISA G
108 HIGHLAND ST
SOUTH HAMILTON, MA 01982

FRANKLIN JEFFREY W
HYDE LAUREEN G
21 HARRIS AV
SOUTH HAMILTON, MA 01982

HOOPER WILLIAM W
177 HIGHLAND ST
SOUTH HAMILTON, MA 01982

LEAHY JR JOHN T.
LEAHY TRUSTEES LYN M.
12 CANTER BROOK LANE UNIT 12
S. HAMILTON, MA 01982

GARMIL BREEDA A
167 HIGHLAND ST
SOUTH HAMILTON, MA 01982

HOSMAN ERIC J
MARY C
119 HIGHLAND ST
SOUTH HAMILTON, MA 01982

LOPES PAULO A
JULIE A
5 MADONNA DR
SOUTH HAMILTON, MA 01982

GEBHARD MARGARET E.
TRUSTEE OF THE 2014 MARGA
20 CANTER BROOK LN 20
SOUTH HAMILTON, MA 01982

HOWELL ROBERT W JR & AMY
29 CENTRAL AV
SOUTH HAMILTON, MA 01982

MADDEN MICHAEL P
SARA
231 HIGHLAND ST
SOUTH HAMILTON, MA 01982

GELINEAU JR ROY F
GELINEAU PATRICIA B
10 CANTER BROOK LANE
HAMILTON, MA 01982

INGEMI STEPHEN
INGEMI KATHLEEN M
14 CANTER BROOK LANE
HAMILTON, MA 01982

MAES NANCY LYNN INDIV
140 HIGHLAND ST
SOUTH HAMILTON, MA 01982

MARY E CROWLEY REVO LIVIN
WILLIAM CROWLEY LAURA DAV
2809 E VOLTAIRE AVENUE
PHOENIX, AZ 85032

MICHAUD LINDA M
JOHN R
1 ANTHONY RD
SOUTH HAMILTON, MA 01982

PRIEUR DUSTIN L
HEIDI B
327 ASBURY ST
SOUTH HAMILTON, MA 01982

MASS AUDUBON SOCIETY
208 SOUTH GREAT RD
LINCOLN, MA 01773

MOCCIA JEFFREY M
LINDSEY B
171 HIGHLAND ST
SOUTH HAMILTON, MA 01982

RATAY ROBERT & PATRICIA
18 CANTER BROOK LANE
HAMILTON, MA 01982

MASSACHUSETTS AUDUBON SOC
208 SOUTH GREAT ROAD
LINCOLN, MA 01773

MOFFETT ALEXANDREA
LUCIA SANTA JACQUELYN
153 HIGHLAND ST
SOUTH HAMILTON, MA 01982

REALE SEAN
KALANTA STEPHANIE
229 HIGHLAND ST
SOUTH HAMILTON, MA 01982

MCCAFFERTY FRANK
DEBORAH
19 CANTER BROOK LN 19
SOUTH HAMILTON, MA 01982

MONAHAN PHILIP J
KRISTEN L
4 RED COACH RD
SOUTH HAMILTON, MA 01982

ROGERS GERALDINE
TRUSTEE
9 CANTER BROOK LANE
S. HAMILTON, MA 01982

MCCARTHY PHILIP E
12 MADONNA DR
SOUTH HAMILTON, MA 01982

MOULTON KAREN
MOULTON THOMAS J
132 JOHN WISE AVENUE
ESSEX, MA 01929

RUSSO ROBERT B
LYNDA L
7 BRADFORD RD
SOUTH HAMILTON, MA 01982

MCGARRY JAMES F
MCGARRY KIMBERLE J
8 CANTER BROOK LANE
HAMILTON, MA 01982

OBRIEN HARRY E JR
OBRIEN PHYLLIS M
21 BRADFORD RD
SOUTH HAMILTON, MA 01982

SIEDZIK DAVID J
ANNA I TE
227 HIGHLAND ST
SOUTH HAMILTON, MA 01982

MCWANE JOHN W
JANE K
22 CANTER BROOK LANE
SOUTH HAMILTON, MA 01982

ODOARDI JAMES A. & ANN IR
21 CANTER BROOK LN
SOUTH HAMILTON, MA 01982

SILVEIRA AMANDA J
WEBB LISA A
319 ASBURY ST
SOUTH HAMILTON, MA 01982

MEADE SANDRA D
357 ASBURY ST
SOUTH HAMILTON, MA 01982

PARSONS SPENCER
HARRELL DEVON S
143 HIGHLAND ST
SOUTH HAMILTON, MA 01982

SMITH MICHAEL R
JESSICA
17 BRADFORD RD
SOUTH HAMILTON, MA 01982

MEADE SANDRA D
WILLIAM J JR
357 ASBURY ST
SOUTH HAMILTON, MA 01982

PATRICIA TERRIEN TRUST
TERRIEN PATRICIA D
5 CANTER BROOK LANE UNIT 5
HAMILTON, MA 01982

SULLIVAN JOHN M
SULLIVAN DEBORAH M
13 CANTER BROOK LANE UNIT 13
HAMILTON, MA 01982

MELVILLE SHARI L
MELVILLE JR WILLIAM G
14 BOSTON AVE
S HAMILTON, MA 01982

PIPER VICTORIA MARIE
179 HIGHLAND ST
SOUTH HAMILTON, MA 01982

TANZER WILLIAM E
JUDITH A
3 ANTHONY RD
SOUTH HAMILTON, MA 01982

THE 395 ASBURY STREET REA
MARINO KATHLEEN A.
105 PINE SWAMP ROAD
IPSWICH, MA 01938

WELTLER TODD R
WELTLER LYNN S
15 SHARON RD
SOUTH HAMILTON, MA 01982

THISSELL RONALD K
HELEN F
155 HIGHLAND ST
SOUTH HAMILTON, MA 01982

WHITCOMB JON PAUL
TAYLOR
3 SHARON RD
SOUTH HAMILTON, MA 01982

TOLSTOPYATENKO SIMON
126 HIGHLAND ST
SOUTH HAMILTON, MA 01982

ZAGORSKI PETER
359 ASBURY ST
SOUTH HAMILTON, MA 01982

UNKNOWN OWNER
HIGHLAND ST
SOUTH HAMILTON, MA 01982

VARELA JOSEPH K
VARELA HEATHER A
399 ASBURY ST
HAMILTON, MA 01982

VAUTOUR BRANDIE
236 HIGHLAND ST
SOUTH HAMILTON, MA 01982

VIOLA JOHN D
KRISTI L
146 HIGHLAND ST
SOUTH HAMILTON, MA 01982

WALLACE ROBERT C
AMY E TE
14 GIFFORD RD
SOUTH HAMILTON, MA 01982

WALSH WILLIAM F JR
TRUSTEE
235 HIGHLAND ST
SOUTH HAMILTON, MA 01982

WARD JOHN
WARD ERIN
3 BRADFORD RD
SOUTH HAMILTON, MA 01982

1 RED COACH ROAD REAL EST
ANN M HARADEN
1 RED COACH RD
SOUTH HAMILTON, MA 01982

BROWNSON MICHAEL S.
LYONS KATHLEEN M.
1 CANTER BROOK LANE UNIT 1
S. HAMILTON, MA 01982

CUTTER DAVID
ASBURY CUTTER REALTY TRUS
P.O. BOX 1136
GLOUCESTER, MA 01930

ALBANESE STEPHEN A
159 HIGHLAND ST
SOUTH HAMILTON, MA 01982

BUCHS DOUGLAS F
MERRILY A
225 HIGHLAND ST
SOUTH HAMILTON, MA 01982

DEARBORN MARY R
BOSTON FIDUCIARY SERVICES
4 CANTER BROOK LANE
HAMILTON, MA 01982

ALBANESE STEPHEN TR
159 REAR HIGHLAND ST RLTY
159 HIGHLAND ST
SOUTH HAMILTON, MA 01982

BURKE AARON M
KENDRA W
17 HARRIS AV
SOUTH HAMILTON, MA 01982

DEFEO NICHOLAS
DEFEO LEANDRA
4 SHARON RD
SOUTH HAMILTON, MA 01982

ALBRINCK FAMILY LIVING TR
JESSICA & ZAKARY ALBRINCK
2 RED COACH RD
SOUTH HAMILTON, MA 01982

CAMPBELL E ELAINE TR
CAMPBELL NOMINEE TRUST
13 BRADFORD RD
SOUTH HAMILTON, MA 01982

DESIMONE PAUL A.
CLARK AMY
15 CANTER BROOK LANE
HAMILTON, MA 01982

ANDRE PATRICK
CATHY A
322 ASBURY ST
SOUTH HAMILTON, MA 01982

CAROZZI M C & T G
147 HIGHLAND ST
SOUTH HAMILTON, MA 01982

DOHERTY PAUL J
SWENSEN KIMBERLY K
8 MADONNA DR
SOUTH HAMILTON, MA 01982

BARBIRIS ANTHONY TR
203 HIGHLAND ST TRUST
PO BOX 2162
SOUTH HAMILTON, MA 01982

CHAFEY JAMES
23 CANTER BROOK LN
Hamilton, MA 01982

DOLINSKY DEBORAH F.
3 CANTER BROOK LN 3
SOUTH HAMILTON, MA 01982

BENEDETTI RALPH A
BENEDETTI DIANE T
11 MADONNA DR
SOUTH HAMILTON, MA 01982

CLAUSEN BEVERLY A
353 ASBURY ST
SOUTH HAMILTON, MA 01982

EAP GARY O
ROSELYN N
444 ASBURY ST
SOUTH HAMILTON, MA 01982

BODENGRAVEN FRANK
BODENGRAVEN BARBARA
2 CANTER BROOK LANE UNIT 2
HAMILTON, MA 01982

COHEN MARGARET R
7935 SE 174TH LUDLOW PL
THE VILLAGES, FL 32162

ELLEN L ROTHMAN
ZDENEK EDWARD J.
6 CANTER BROOK LANE UNIT 6
S. HAMILTON, MA 01982

BONFA RANA
FELICE TE
128 HIGHLAND ST
SOUTH HAMILTON, MA 01982

CONNECT THREE TRUST
CARBONE NUNZIO V & JASMIN
183 HIGHLAND ST
SOUTH HAMILTON, MA 01982

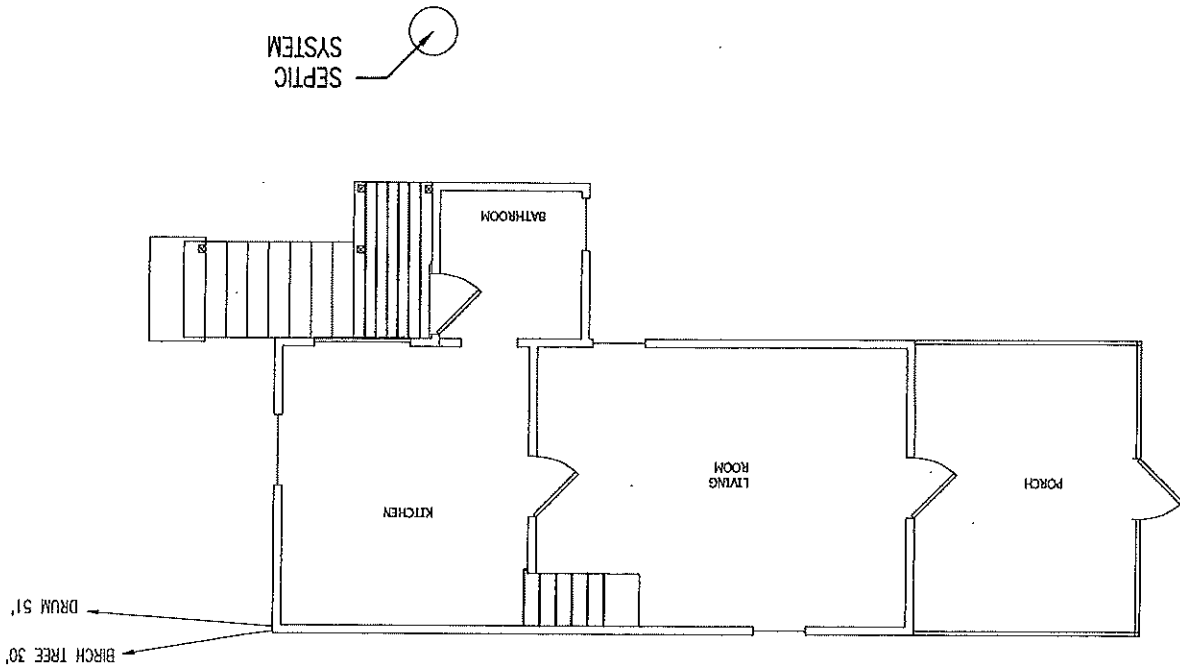
ESSEX COUNTY GREENBELT AS
C/O PIERCE JOHN W
82 EASTERN AVE
ESSEX, MA 01929

BRADY ANNE E
12 GIFFORD RD
S HAMILTON, MA 01982

CONNELL III FRANCIS J
CONNELL ELLEN H
11 CANTER BROOK LANE
HAMILTON, MA 01982

ESSEX COUNTY HABITAT FOR
14 PARK ST
DANVERS, MA 01923

1
EXISTING PLAN
1/8" = 1'-0"



2 PROPOSED FLOOR PLAN 1/8" = 1'-0"

