

TOWN OF HAMILTON  
ZONING BOARD OF APPEALS

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

Rec. 8-11-25  
M-E-fer  
\$75 paid

Date Submitted: 8-11-25

Applicant Name: Louis + Nancy LEVESQUE Phone: 978-473-1567

Applicant Address: 62 Pine Tree Dr. S. 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: Finding

Address of Property if different from Applicant Address above: SAME

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: R1A

Existing Lot Size: .24 acres

State Briefly what structures are on the property: Single Family Dwelling,  
w Garage (unattached)

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

WE WISH TO ADD A 2ND FLOOR TO THE  
EXISTING STRUCTURE - SAME FOOTPRINT

State whether any petition as to the said premises has been submitted to this Board within the last five years. If so, give details: No.

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

No.

Signed: 

Address: 62 Pine Tree Dr.  
Hamilton MA 01982

Phone: 978-473-1567

(978) 473-1567  
LouisLevesque@me.com

APPLICATION CHECK SHEET  
HAMILTON ZONING BOARD OF APPEALS

EXTENSION OR ALTERATION OF NON-CONFORMING USE

8 copies of all Materials. Refer to Instruction Sheet.

Section of the Zoning By-Law covering desired Board action(s)

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**Existing Non-Conformity – Check all that apply**

- ☐ Lot size
- ☐ Lot coverage
- ☒ Side yard setback
- ☐ Front yard setback
- ☐ Rear yard setback
- ☐ Frontage
- ☒ Other. Specify.

RIGHT + LEFT SIDES

Right is 10.3' ~ Left is 6.2'

**Extension/Alteration of a single or 2-family residential structure is allowed as a matter of right if the extension or alteration meets either of the following:**

- ☒ Existing structure is on a conforming lot but is non-conforming because it encroaches on a setback. The proposed alteration or extension will not change the setbacks that fail to conform. The entire structure meets all other requirements of the by-law.
- ☐ Existing structure is non-conforming solely because it is located on a lot which is non-conforming as to size and/or frontage as a result of a zoning change. Existing structure and alteration/extension meet all other current requirements of the zoning by-law (setbacks, height, lot coverage, etc).

**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 or if applicant is seeking to meet the average front yard setback requirements in lieu of the 25 foot setback.
  - ☐ 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  
EXTENSION OR ALTERATION OF A NON-CONFORMING USE

Date Submitted: \_\_\_\_\_

Applicant Name: Louis + Nancy Levesque

Non-Conforming Property Located at: 62 Pine Tree Dr. S. Hamilton

Note the Existing Non-Conformity (check all that apply):

- ☐ Lot Size
- ☐ Front Yard Setback
- ☒ Side Yard Setback RIGHT SIDE + LEFT SIDE
- ☐ Rear Yard Setback
- ☐ Lot Coverage
- ☐ Property/Building Use
- ☒ Other: Right is 10.3' ~ Left is 6.2'

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

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 alteration is merely upward, a 2nd floor being built on the existing footprint of current Bld. and home remains a single family dwelling.

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:

Because the alteration goes upward on same footprint there is no addition to the degree in which it is currently non conforming.

Signed: \_\_\_\_\_

Address: 62 Pine Tree Dr.

S. Hamilton MA 01982

Phone: 978.473.1567



PLEASANT POND

ZONING

ZONE: R-1A (SINGLE RESIDENTIAL DISTRICT)		
	REQUIRED	EXISTING/PROPOSED
LOT AREA	20,000 S.F.	10,700± S.F.
LOT FRONTAGE	125'	50'
FRONT YARD	25/50' MIN*	85.2'
SIDE YARD	15' MIN	6.2'
REAR YARD	15' MIN	69±'

\* 25' FROM THE STREET LINE OR 50' FROM THE STREET CENTERLINE, WHICHEVER IS GREATER

PROPOSED SECOND FLOOR ADDITION ABOVE EXISTING FIRST FLOOR

PLAN REFERENCES:

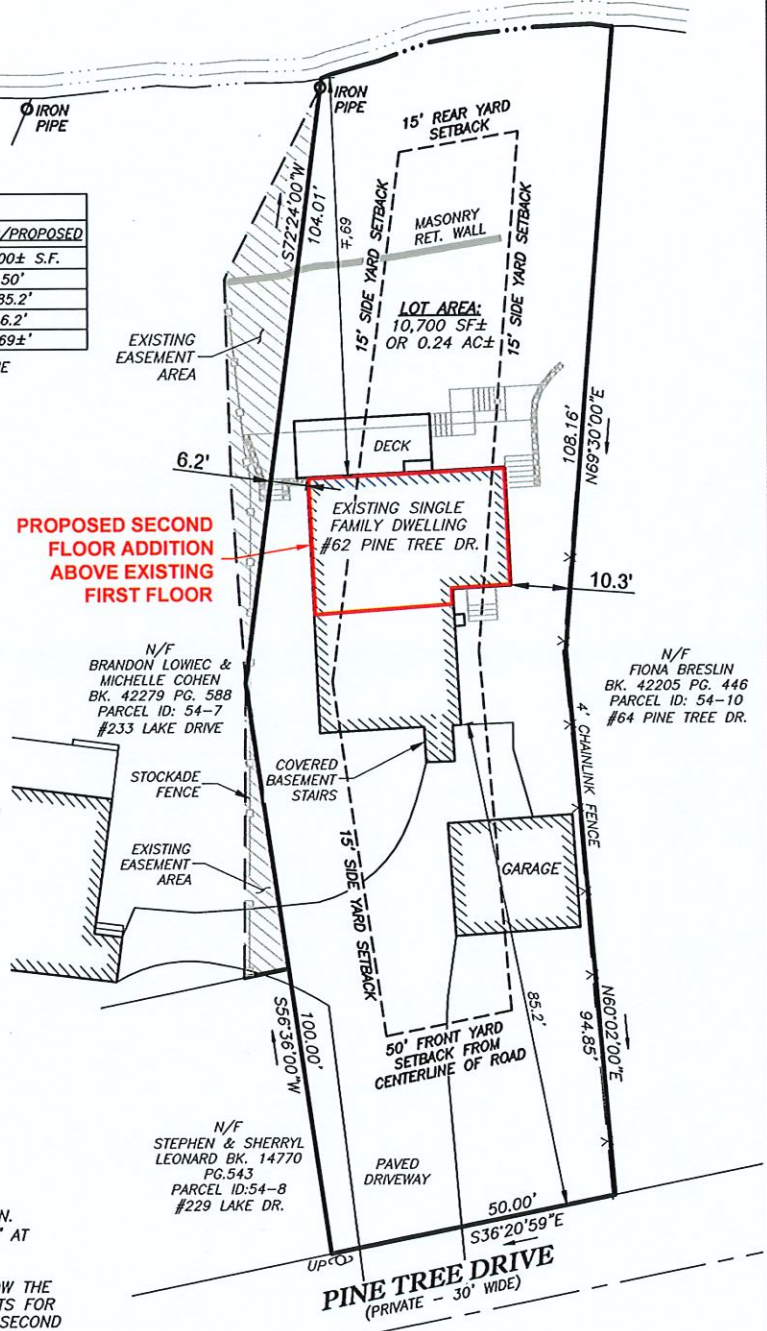
1. PLAN BOOK 161 PLAN 51
2. PLAN 246 OF 1970
3. PLAN BOOK 70 PLAN 34

RECORD OWNERS:

62 PINE TREE DRIVE  
PARCEL ID: 54-9  
LOUIS O. LEVESQUE, IV  
NANCY M. VALAITIS  
62 PINE TREE DRIVE  
SOUTH HAMILTON, MA 01982  
DEED BOOK 27399 PAGE 211

NOTES:

1. UNDERGROUND UTILITIES ARE NOT SHOWN. BEFORE CONSTRUCTION CALL "DIG SAFE" AT 1-800-DIG-SAFE OR 811.
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE DIMENSIONS AND PROPERTY LINE OFFSETS FOR AN EXISTING DWELLING AND PROPOSED SECOND FLOOR ADDITION. THIS PLAN IS NOT TO BE CONSIDERED A BOUNDARY RETRACEMENT.

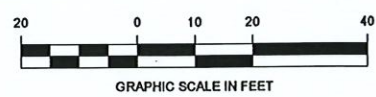


PINE TREE DRIVE  
(PRIVATE - 30' WIDE)

I CERTIFY THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 10/14/2023.



SCOTT M. L'ITALIEN, P.L.S. #50815 8/7/2025  
DATE



PROPOSED PLOT PLAN

SHOWING A SECOND STORY ADDITION

LOCATED AT:

62 PINE TREE DRIVE  
SOUTH HAMILTON, MA 01982

PREPARED FOR:  
LOUIS O. LEVESQUE, IV  
62 PINE TREE DRIVE  
SOUTH HAMILTON, MA 01982

PREPARED BY:  
SCOTT M. L'ITALIEN  
MA PLS NO. 50815  
SCOTT.LITALIEN@GMAIL.COM

SCALE: 1" = 20'

DATE: 8/7/2025

# Existing Back View

Don & Nancy Keresque

62 Pine Tree Drive

978-473-1567

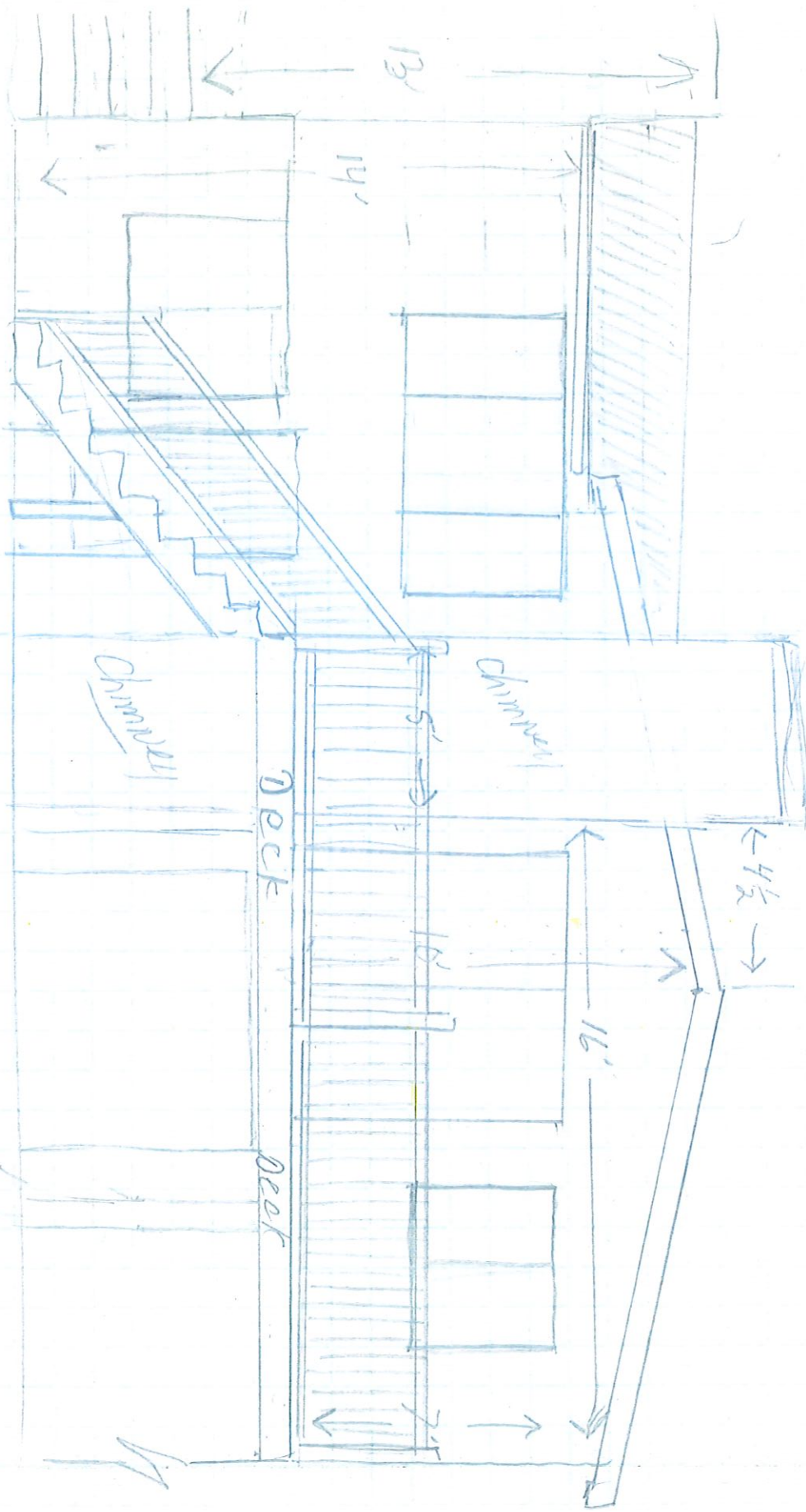
Contractor:

BLAKE McFARLAND

978-609-0320

SCALE

1" = 11'

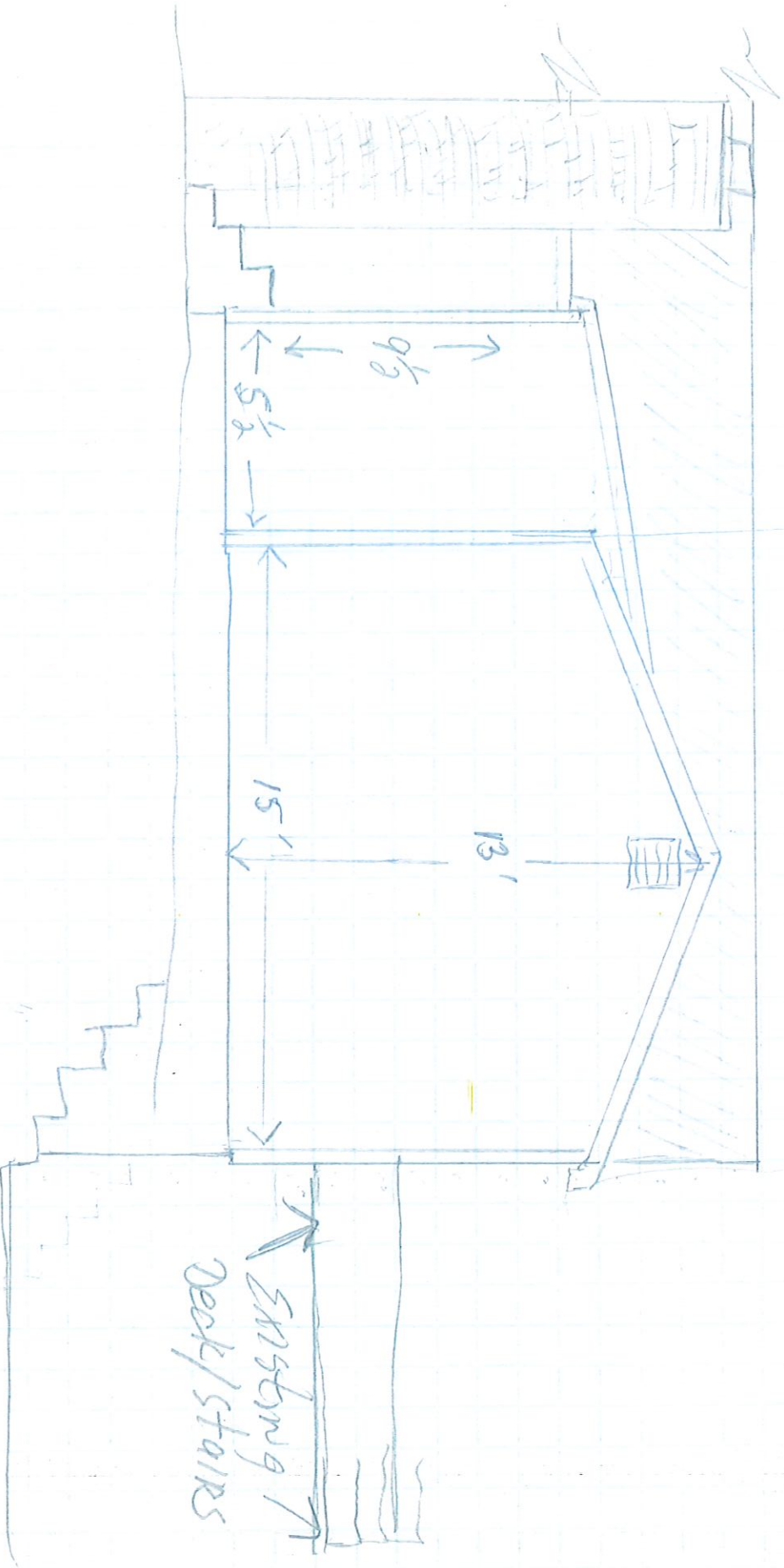


How & Andy Keresone  
62 Herbert Drive  
Hamilton  
978-473-1567

# Existing Right Side View

Contractor:  
Bruce MacFarland  
978-609-0320

Scale 1" = 1'





Low 3/4 Modern housesque  
62 Pine Tree Ave  
978-473-1567



Contractor:  
Rene McDaniel  
978-609-0320

Scale 1/2" = 1'

Stairs 115 1/2 Run  
92 Rise

7 5/8 / 10 1/2

12 Risers  
11 threads

LOU & NANCY Levesque  
62 Pine tree DR.

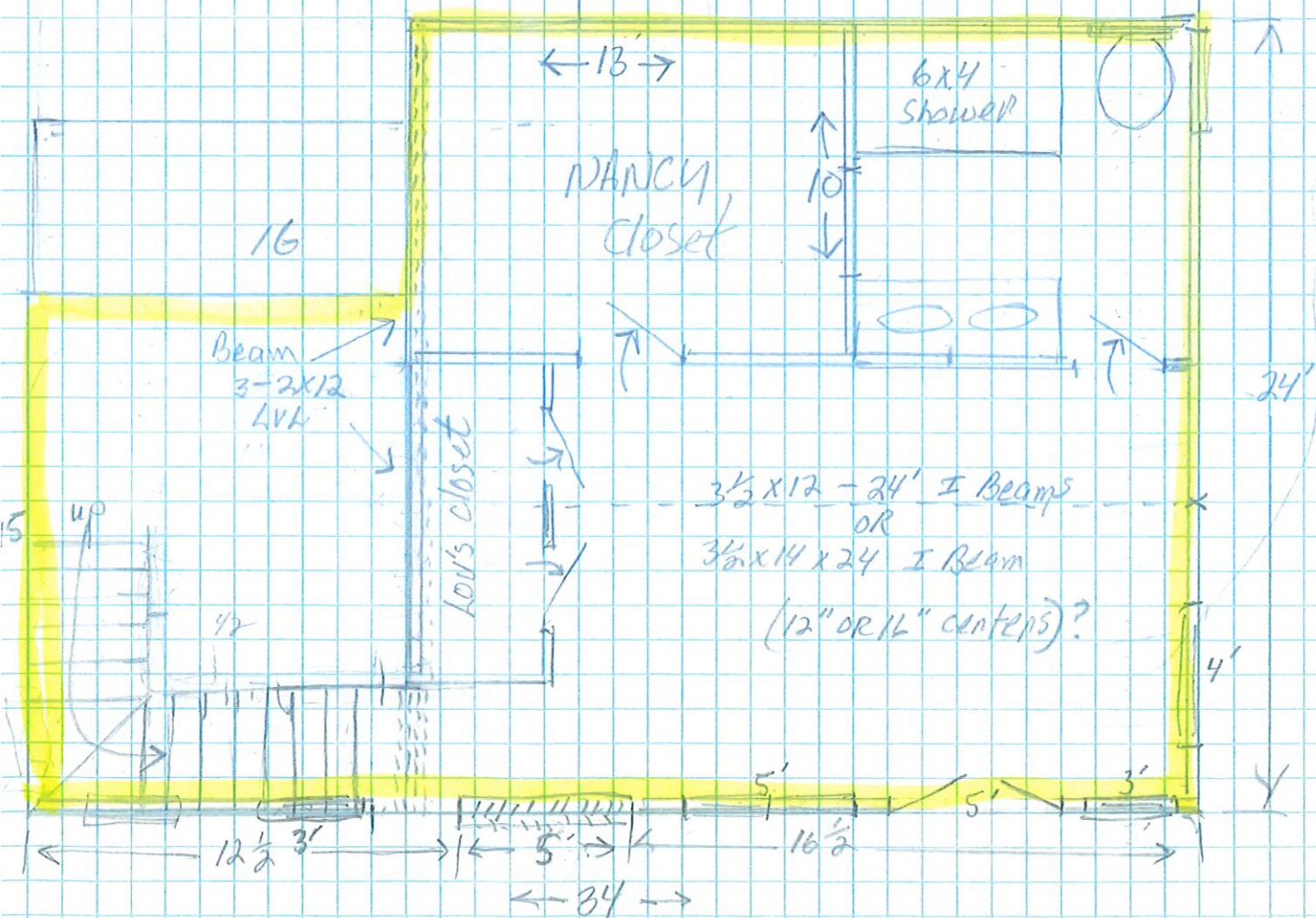
978-478-1567

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Proposed 2nd  
Floor Plan of  
New 2nd Story Addition  
24' x 32'

Scale 1" = 4'

LOU & NANCY

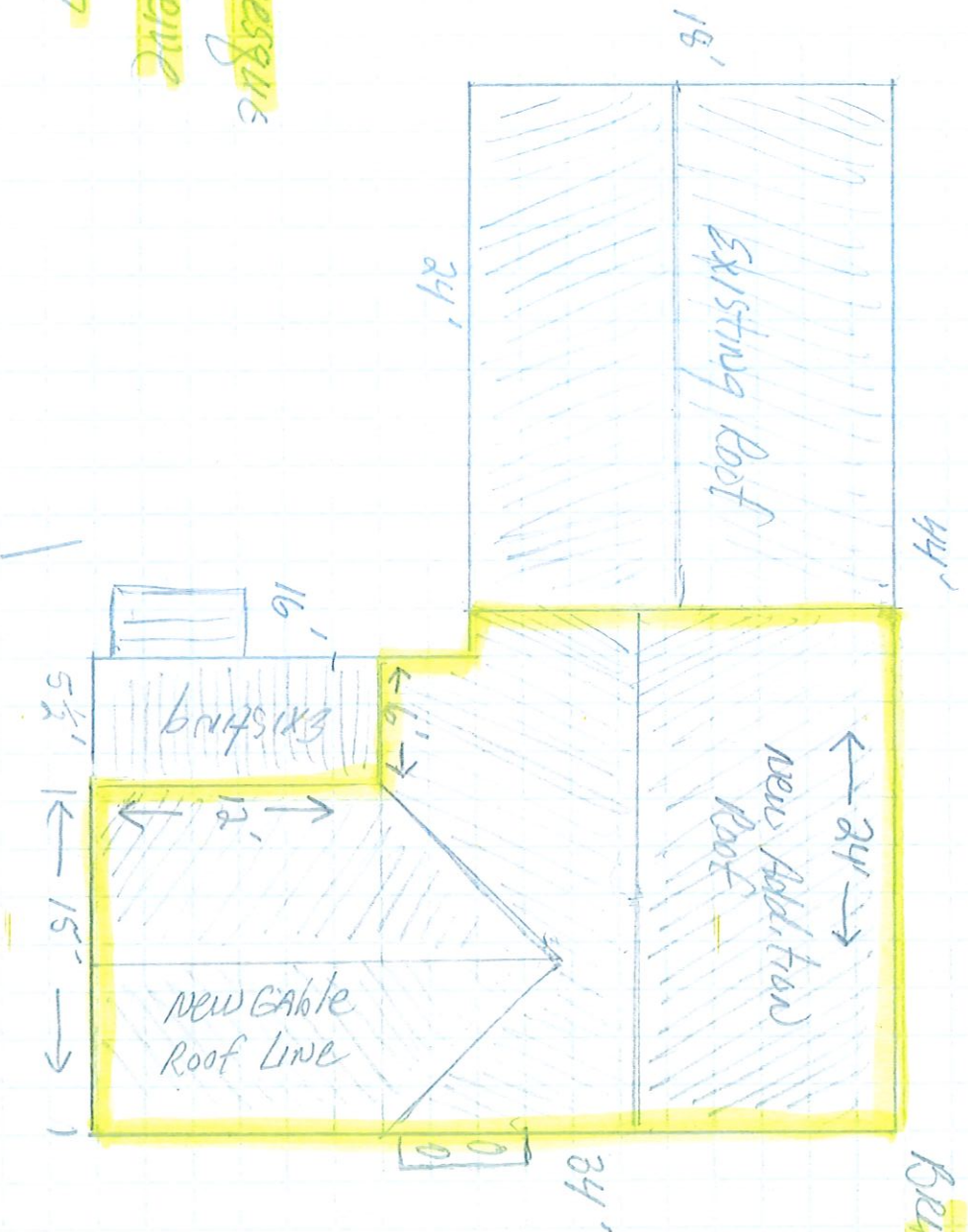


BRUCE M. FORDLAND  
978-609-0330

Louis Vercyhevessque

# 62 Pine Tree Drive

978-473-1567



Proposed Roof Line

## Addition w/ Soluble Polymers

MEU

scale

