



Town of Hamilton Building Department  
577 Bay Road, Hamilton, MA 01936

## MEMORANDUM

**To:** ZBA Members

**From:** Richard Maloney *RM*

**Date:** September 29, 2025

**Re:** ZONING CASES – October 1, 2025

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**20 BEECH STREET EXT – Finding** – The applicant is seeking a Finding under Section 5.3.1 to add a second floor to a pre-existing non-conforming, single family dwelling (no frontage), and setback encroachment (lake side).

The plot plan submitted is only a partial plan, a complete certified plot plan is required with the following noted:

1. All lot lines defined.
2. The setbacks from the structure to all lot lines.

On the elevation drawings the building height is noted from basement elevation, this dimension should be noted from exterior grade to determine the proposed building height for the project.

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