

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

A Public Hearing will be held on Wednesday, June 1, 2022, at 577 Bay Road, Hamilton, MA, Town Hall, Memorial Room, and via Zoom, to commence at 7:00 p.m., for a Finding of Fact Extension or Alteration of a Non-Conforming Use, Zoning Bylaw 5.3.4.5 to construct a screen porch, for the property owned by Lawrence Katz, located at 116 Gregory Island Road, Assessor's Map 60, lot 48. 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

Timeline for Public Hearings – June 1, 2022

- 8 Villa Road
- 139 Cutler Road
- 116 Gregory Island Road

- Public Hearing Notice date stamp and posted by Town Clerk on 5-11-2022
- Public Hearing Notice sent to property owners listed on the certified List of Abutters on 05-16-2022
- Public Hearing Notice sent to the abutting Towns on 05-16-2022
- Public Hearing Notice hand delivered to Board of Health, Conservation Commission, Dept. of Public Works, Police Dept., Fire Dept. 05-16-2022

- Public Hearing Notice in the local newspaper, the Salem News

8 Villa Road: 05-11 & 5-18-2022

139 Cutler Road: 05-11 & 5-18-2022

116 Cutler Road: 5-16 & 5-23-2022

5-10-22
paid
check #
2361

TOWN OF HAMILTON
ZONING BOARD OF APPEALS

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

Date Submitted: 5/9/2022

Applicant Name: Lawrence Katz Phone: 978-821-9722

Applicant Address: 116 Gregory Island Rd

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:

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: 6,300 sf

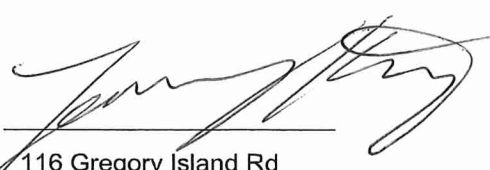
State Briefly what structures are on the property: Single family house

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

Add a 10'x20' porch to the right side of the house.

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: 

Address: 116 Gregory Island Rd

South Hamilton, MA 01982

Phone: 978-821-9722

Larrykatz@yahoo.com



TOWN OF HAMILTON
ZONING BOARD OF APPEALS

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

Date Submitted: 5/9/2022

Applicant Name: Lawrence Katz

Non-Conforming Property Located at: 116 Gregory Island Rd

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
Exceed lot coverage and minimum side yard.

Will the proposed extension or alteration further encroach on the existing non-conformity

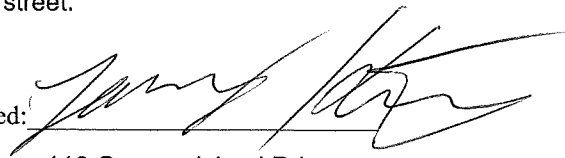
- Yes: State further encroachment
It will increase the lot coverage by 200sf and extend 2' farther into the side yard.
- No

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 house currently exceeds the lot area coverage and minimum side yard so the new porch will not be a new nonconformity. Many of the houses in the neighborhood exceed the lot coverage and setbacks due to the small lot sizes.

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 new porch will not be more detrimental to the neighborhood because it will be on the side of the house behind the existing entry porch that will obstruct the view from the street.

Signed: 

Address: 116 Gregory Island Rd

South Hamilton, MA 01982

Phone: 978-821-9722

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)

5.3.4.5

Existing Non-Conformity – Check all that apply

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

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

DAVID F. JAQUITH, AIA
ARCHITECTS + PLANNERS + LANDSCAPE & URBAN DESIGN

6 May 2022

Larry and Amy Katz
116 Gregory Island Road
Hamilton, Massachusetts

Re: Proposed Sunroom/ Screen Porch Addition
116 Gregory Island Road
Hamilton, Massachusetts

To The Hamilton Board of Appeals:

Listed below are the abutters and neighbors who have reviewed without objection to the plans for the proposed sunroom/ screen porch addition at 116 Gregory Island Road, Hamilton, Massachusetts.

<u>Name</u>	<u>Address</u>
1. ANGEL LOPEZ <i>[Signature]</i>	112 Gregory Island Rd.
2. <i>Wm A Theobald</i> <i>[Signature]</i>	122 Gregory Island Rd
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____

Salem News, The



Publication Name:

Salem News, The

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www.salemnews.com/

Publication City and State:

Salem, MA

Publication County:

Essex

Notice Popular Keyword Category:

Notice Keywords:

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Notice Publish Date:

Monday, May 16, 2022

Notice Content

NOTICE OF PUBLIC HEARING
- TOWN OF HAMILTON ZONING
BOARD OF APPEALS

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William Bowler, Chair

SN - 5/16, 5/23/22

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November 05, 2020

Map 60 Lot 70

**TOWN OF HAMILTON
CONSERVATION COMMISSION
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:

131 ECHO COVER ROAD

HAMILTON

Dated **November 5, 2020**

Prepared by the Assessors Office of the Town of Hamilton.

John Speidel, MAA

John Speidel, MAA
Director of Assessing

BELLEVILLE GREG E
BELLEVILLE DIANE J
92 BIRCH ST
PEABODY, MA 01960

KATZ LAWRENCE B & AMY B T
116 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

CONTILLI EDWARD & KAREN
144 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

MOORE BONITA S
142 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

CONTILLI EDWARD & KAREN
144 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

OZOLINS ARMINS & ELIZABET
8 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

CONTILLI KAREN & EDWARD
144 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

THEDFORD WILLIAM & CAROL
THEDFORD FMLY REVOC TRST
122 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

CONTILLI KAREN & EDWARD
144 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

WENDELL WAYNE T & SUSAN C
139 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

CONTILLI KAREN AND EDWARD
144 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

WENDELL WAYNE T & SUSAN C
139 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

DESOUZA-LOPEZ ANA & LOPEZ
114 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

HAMILTON TOWN OF
BAY RD
SOUTH HAMILTON, MA 01936

HAMILTON TOWN OF
TOWN HALL
SOUTH HAMILTON, MA 01982

KATZ BETSY WILK
115 GREGORY ISLAND ROAD
S. HAMILTON, MA 01982



300 foot Abutters List Report

Hamilton, MA
November 05, 2020

Subject Property:

Parcel Number: 60-0070
CAMA Number: 60-000-0070
Property Address: 131 GREGORY ISLAND RD

Mailing Address: FRENCH JEFFREY B TRUSTEE JEFFREY
FRENCH 2013 REVOC TRUST
78 JERDENS LANE
ROCKPORT, MA 01966

Abutters:

Parcel Number: 60-0047
CAMA Number: 60-000-0047
Property Address: 114 GREGORY ISLAND RD

Mailing Address: DESOUZA-LOPEZ ANA & LOPEZ ANGEL
A
114 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0048
CAMA Number: 60-000-0048
Property Address: 116 GREGORY ISLAND RD

Mailing Address: KATZ LAWRENCE B & AMY B TE
116 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0049
CAMA Number: 60-000-0049
Property Address: 122 GREGORY ISLAND RD

Mailing Address: THEDFORD WILLIAM & CAROL
TRUSTEES THEDFORD FMLY REVOC
TRST OF 2008
122 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0050
CAMA Number: 60-000-0050
Property Address: 139 GREGORY ISLAND RD

Mailing Address: WENDELL WAYNE T & SUSAN C
139 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0051
CAMA Number: 60-000-0051
Property Address: 142 GREGORY ISLAND RD

Mailing Address: MOORE BONITA S
142 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0052
CAMA Number: 60-000-0052
Property Address: 144 GREGORY ISLAND RD

Mailing Address: CONTILLI KAREN & EDWARD
144 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0063
CAMA Number: 60-000-0063
Property Address: GREGORY ISLAND RD

Mailing Address: CONTILLI KAREN & EDWARD
144 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0064
CAMA Number: 60-000-0064
Property Address: GREGORY ISLAND RD

Mailing Address: CONTILLI KAREN AND EDWARD
144 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0065
CAMA Number: 60-000-0065
Property Address: GREGORY ISLAND RD

Mailing Address: CONTILLI EDWARD & KAREN
144 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0066
CAMA Number: 60-000-0066
Property Address: GREGORY ISLAND RD

Mailing Address: CONTILLI EDWARD & KAREN
144 GREGORY ISLAND RD
SOUTH HAMILTON, MA 01982



www.cai-tech.com

11/5/2020

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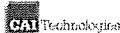
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300 foot Abutters List Report

Hamilton, MA
November 05, 2020

Parcel Number: 60-0067 CAMA Number: 60-000-0067 Property Address: 139 GREGORY ISLAND RD	Mailing Address: WENDELL WAYNE T & SUSAN C 139 GREGORY ISLAND RD SOUTH HAMILTON, MA 01982
Parcel Number: 60-0068 CAMA Number: 60-000-0068 Property Address: 8 GREGORY ISLAND RD	Mailing Address: OZOLINS ARMINS & ELIZABETH R TRTS 8 GREGORY ISLAND RD SOUTH HAMILTON, MA 01982
Parcel Number: 60-0069 CAMA Number: 60-000-0069 Property Address: 133 GREGORY ISLAND RD	Mailing Address: BELLEVILLE GREG E BELLEVILLE DIANE J 92 BIRCH ST PEABODY, MA 01960
Parcel Number: 60-0071 CAMA Number: 60-000-0071 Property Address: GREGORY ISLAND RD	Mailing Address: HAMILTON TOWN OF BAY RD SOUTH HAMILTON, MA 01936
Parcel Number: 60-0072 CAMA Number: 60-000-0072 Property Address: GREGORY ISLAND RD	Mailing Address: HAMILTON TOWN OF TOWN HALL SOUTH HAMILTON, MA 01982
Parcel Number: 60-0073 CAMA Number: 60-000-0073 Property Address: 115 GREGORY ISLAND RD	Mailing Address: KATZ BETSY WILK 115 GREGORY ISLAND ROAD S. HAMILTON, MA 01982



www.cai-tech.com

11/5/2020

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