

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

The Town of Hamilton Zoning Board of Appeals will hold a Public Hearing on Wednesday, July 7, 2023, at 7:00 pm, at Town Hall, 577 Bay Road, Memorial Room, and via Zoom, for the property located at 11 Arthur Avenue, Assessor's Map 47, Lot 139, applicant is Raymond Marquis, 450B Paradise Road, Swampscott, MA, and the owner is Raghavender Bolishetti. Applicant is seeking a Variance from the front yard setback, under Zoning Bylaw 4.0: Dimensional and Density Regulations, in order to construct a 6' 6" x 7' 4" front porch with attached overhead canopy to be 7' 4" wide. A copy of the application is available for review by contacting the Building Department.

TOWN OF HAMILTON
ZONING BOARD OF APPEALS

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

\$75
Check 6285
paid
Rec. 6-1-23

Date Submitted: 6-1-23

Applicant Name: RAY MARCUS Phone: 978-500-0991

Applicant Address: 450 B PARADISE RD SWAMPSCOTT

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: 11 ARTHUR ST. Avenue

Owner of property if different from Applicant noted above:
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: .165 acres

State Briefly what structures are on the property:
EXISTING STAIR (PRE-FORMED STAIR FRONT ENTRANCE)

State in detail what the petitioner desires to do at said subject property:
INSTALL NEW STAIR & LANDING 8" WIDER ON EXIT SIDE. INSTALL NEW ROOF RAILS &

State whether any petition as to the said premises has been submitted to this Board within the last five years. If so, give details:
YES - See enclosed Minutes BNL.

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

NO

Signed: [Signature]
Address: 450 B PARADISE RD. SWAMPSCOTT
Phone: 978-500-0991

Email: RAY H MARCUS 5007

APPLICATION CHECK SHEET
HAMILTON ZONING BOARD OF APPEALS

VARIANCE

8 copies of all Materials. Refer to Instruction Sheet.

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

SECTION 4 Dimensional + Density Reg.

Variance Requested. Check all that apply.

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

State hardship for which relief is sought:

- Soil conditions
- Shape of the land
- Topography of the land

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
 - 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
VARIANCE

✓ Date Submitted: 6-1-23

Applicant Name: RAJIV BOLISHETTI
Property Located at: 11 ARTHUR ST.

That literal enforcement of the Zoning By-Law would impose a substantial hardship on the petitioner due to circumstances relating to the soil conditions, shape or topography of the land or structures especially affecting the subject property but not affecting generally the area in which it is located, for the following reasons:

✓ Owner needs protection from adverse weather conditions.

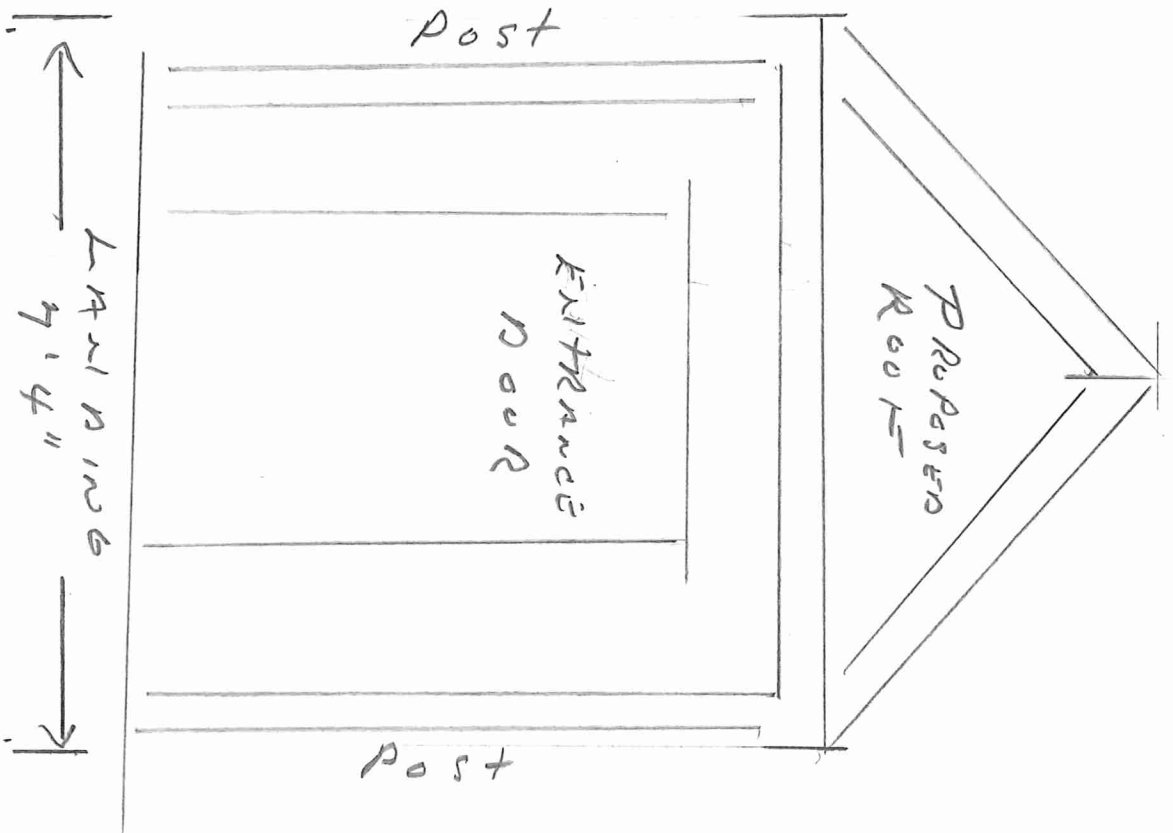
That no substantial detriment to the public good would exist were the variance granted, for the following reasons:

✓ none

That no nullification or substantial derogation from the intent or purpose of the Zoning By-Law would exist were the variance granted, for the following reasons:

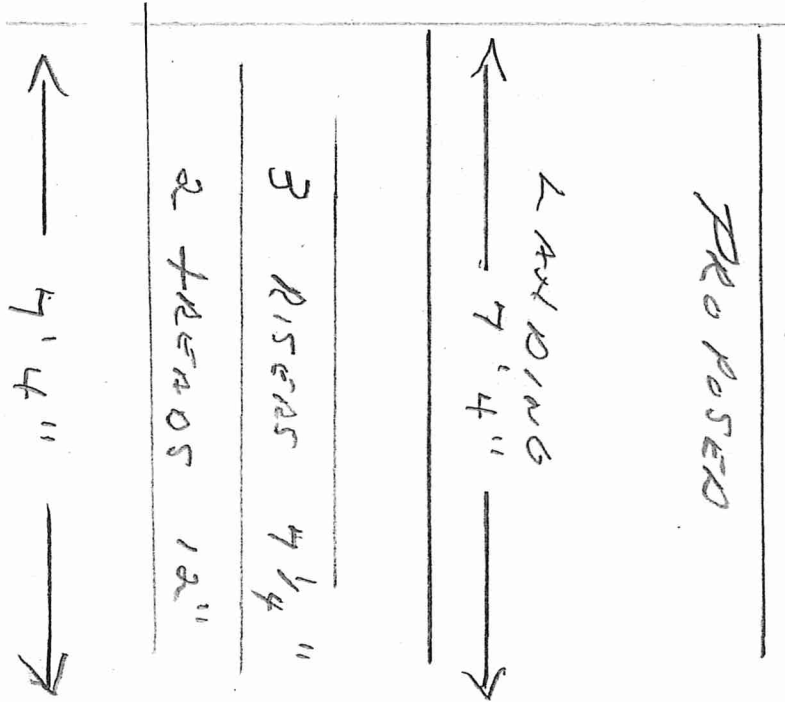
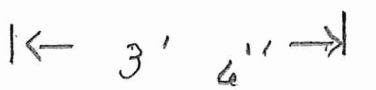
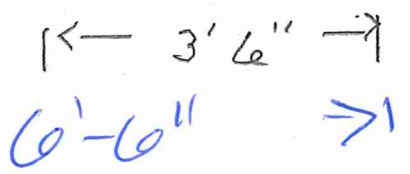
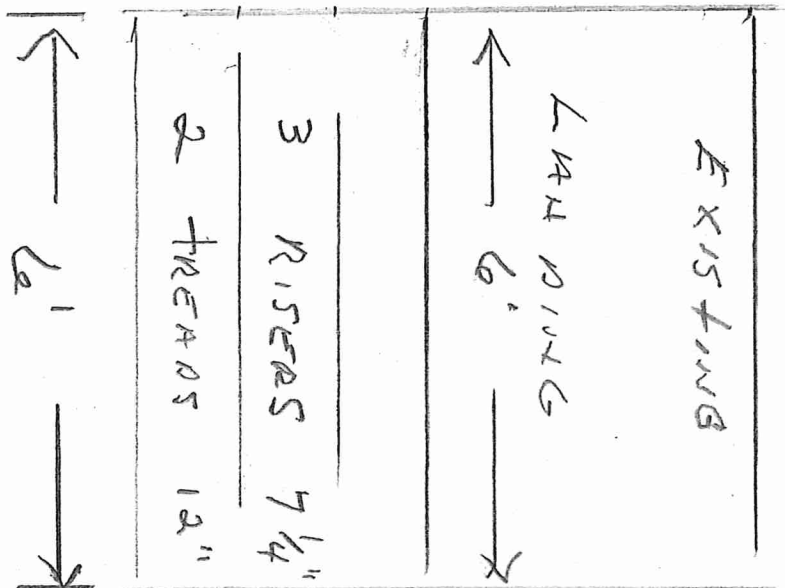
N/A

Signed: [Signature]
Address: 450 B PARROUSE
 RD SWAMP SCOTT
Phone: 978-500-2991



11 ARTHUR STREET

11 ARTHUR STREET



PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		ARTHUR AV, Hamilton

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.165	437,400		242,300	679,700
Total Card		0.165	437,400	242,300	679,700
Total Parcel		0.165	437,400	242,300	679,700
Source: Market Adj Cost		Total Value per SQ unit/ Card: 433.48		Parcel: 433.48	Land Unit Type: AC

MEMBERSHIP

Member 1:	Member 2:	Member 3:
BOLSHETTI RAGHAVENDHER	ATHUNURI KAMALA	ARTHUR AV

EVIOUS OWNER

Owner 1:	Owner 2:	Owner 3:
KRUGMAN JEFFREY J TRUSTEE -	SO BOLSHETTI RAGHAVENDHER -	ATHUNURI KAMALA TE

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2023	101	FV	437,400	0	.165	242,300	679,700	679,700	Year End Roll
2023	101	NC	437,400	0	.165	242,300	679,700	679,700	Year End Roll
2023	101	PV	323,300	0	.165	219,500	542,800	542,800	Prelim Values
2022	101	FV	323,300	0	.165	219,500	542,800	542,800	11/18/2022
2021	101	FV	437,400	0	.165	242,300	679,700	679,700	11/17/2022
2020	101	FV	323,300	0	.165	219,500	542,800	542,800	7/23/2020
2019	101	FV	317,400	0	.165	213,100	530,500	530,500	7/23/2020
2018	101	FV	312,500	0	.165	201,100	513,600	513,600	7/23/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
KRUGMAN JEFFREY	31539-355		7/20/2012	CHGD-ASSMT-S	389,000	No	No	No
KRUGMAN JEFFREY	30868-647		11/28/2011	CONVIENCE	1	No	No	No
FEDERAL NATL MT	30868-645		11/28/2011	FORCL SALE	143,500	No	No	No
CUSACK SEAN & F	30579-310		8/9/2011	FORCLSURE	355,277	No	No	No
CUSACK SEAN F	25999-257		8/21/2006	CONVIENCE	1	No	No	No
CUSACK SEAN F &	13323-527		12/14/1995			No	No	No
UNKNOWN	10767-537		4/24/1991		105,000	No	No	No
UNKNOWN	10767-536		4/1/1991			No	No	No

TAX DISTRICT

Parcel ID	Notes
47-139	

PAT ACCT.

Date	Notes
1/4/2023	
11/15/2022	
6/9/2022	
11/18/2022	
11/17/2022	
7/23/2020	
7/23/2020	
7/23/2020	

RRATIVE DESCRIPTION

Parcel contains .165 ACRES of land mainly classified as Family with a COLONIAL Building built about 2012, having partly VINYL Exterior and 1568 Square Feet, with 1 Unit, 2 ns, 0 3/4 Bath, 1 HalBath, 6 Rooms, and 3 Bdrms.

HER ASSESSMENTS

Descrptn/No	Amount	Com. Int

PROPERTY FACTORS

m Code	Description	%	Item	Code	Description
RIA	RIA	100	Water	2	Public Water
			Sewer	6	Septic
			Electr		
			Exmpt		
			Flood Haz:		
H	Hamilton	100	Topo	1	Level
			Street	1	Paved
			Locati		

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
4/4/2012	BP12-79	Resident	13,000	COM	5/8/2004			HEAT/AC METAL PRMT
2/2/2012	BP12-23	New home	153,600	COM	5/8/2004			DEMORBLD HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2015	10yr0m1ex	RB	RB
7/3/2012	Measur+Liste	TZ	TZ
11/6/2010	10yr10extonl	RB	RB
5/8/2004	10yr03 ext o	RB	RB
6/4/1997	10yr97-h/v6	BL	BL

ND SECTION (First 7 lines only)

Description	LUC	No of Units	Depth/ Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj Neigh	Neigh Inllu	Neigh Mod	Int 1 %	Int 2 %	Int 3 %	Appraised Value	Alt Class	Spec Land	Code	Fact Use Value	Notes
1 One Family		7200		SQUARE FEPrime Site		0	1.45	23.21	100						242,305				242,300	

Sign: VERIFICATION OF VISIT NOT DATA

Parcel AC/H/A: 0.16529 **Total SF/SM: 7200** **Parcel LUC: 101** **One Family** **Prime NB Desc: 100**

Total: 242,305 **Spl Credit** **Total: 242,300**



USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	

PRINT

Date	Time
04/05/23	12:01:34

LAST REV

Date	Time
03/01/21	15:18:33

ASR Map:

Fact Dist:

Reval Dist:

Year:

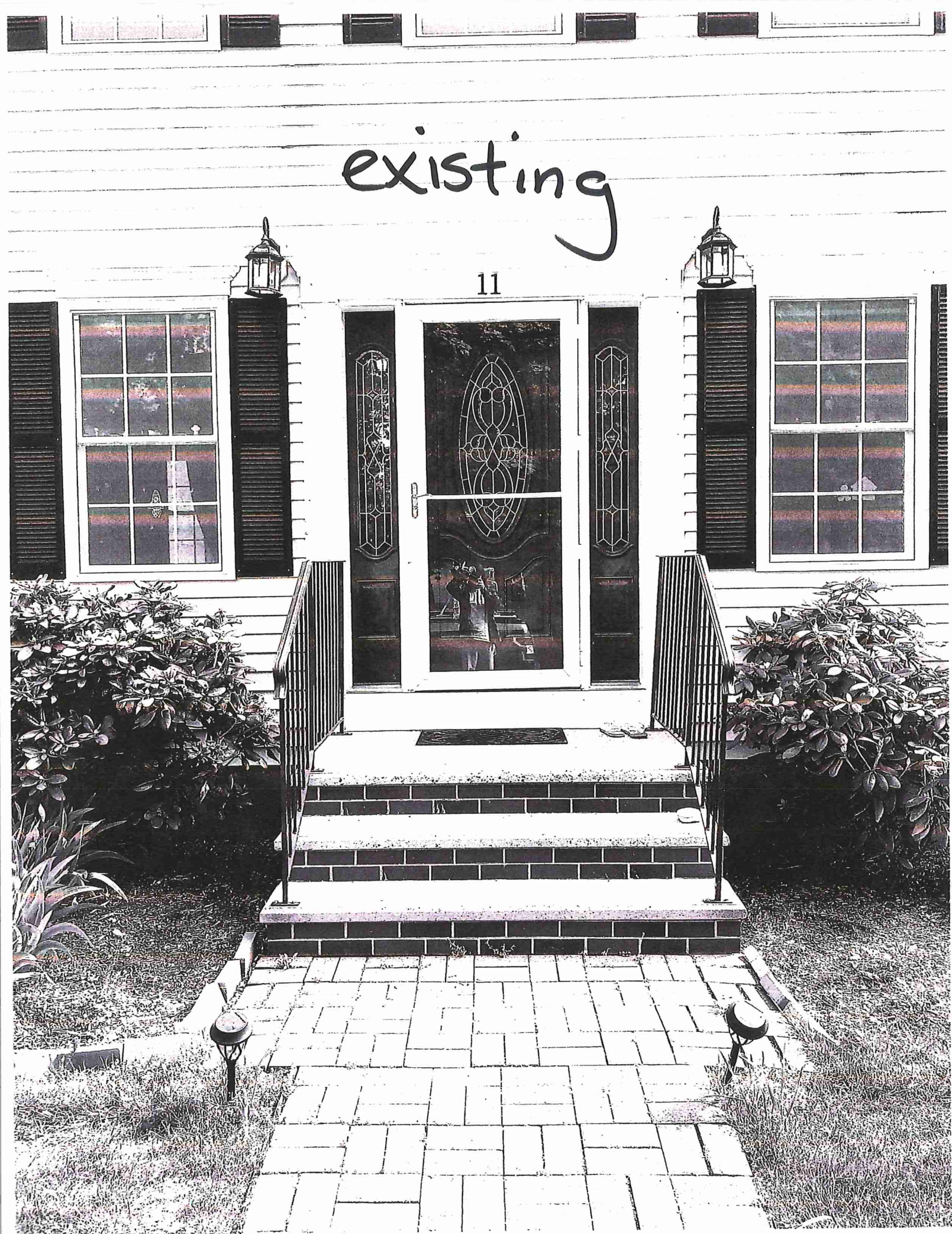
LandReason:

BldReason:

CivilDistrict:

Ratio:

existing





RECEIVED
TOWN CLERK'S OFFICE
HAMILTON, MA
2018 OCT 5 AM 9 20

Town of Hamilton
Town Hall
Hamilton, Massachusetts 01936

ZONING BOARD OF APPEALS

Notice of Decision
No. 13 of 2018

Petitioner: Raghavender Bolishetti

Property Address: 11 Arthur Avenue

Relief Sought: Front Setback Variance

Pursuant to: Hamilton ZBL Sections 4.1.1 and 4.1.2

Petition Filed: April 25, 2018

Public Hearing Held: June 6, 2018; continued to July 18, 2018; continued to August 1, 2018; continued to September 5, 2018; continued to October 3, 2018

Decision Rendered: Petition withdrawn without prejudice

Vote of Board:	William F. Bowler	In Favor
	John Rodenhizer	In Favor
	Kimberly Dietel	In Favor

Appeals: Appeals, if any, shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17, and shall be filed within twenty (20) days after the filing of this Notice of Decision in the office of the Town Clerk of the Town of Hamilton.

Recording: Under Massachusetts General Laws, Chapter 40A, Section 11, no variance or grant of a special permit shall be valid until the same has been recorded with the Registry of Deeds. It is the responsibility of the petitioner to record a certified copy of any decision of the Zoning Board of Appeals granting a variance or special permit stating that the appeal period has lapsed and that there have been no appeals or that if any appeal has been filed that it has been dismissed or denied.

HAMILTON ZONING BOARD OF APPEALS

MINUTES

Memorial Room 299 Bay Road.

July 18, 2018

Members Present: Bill Bowler (Chairman), Kim Dietel, and John Rodenhizer.

Others Present: Bruce Gingrich (Associate Member)

This meeting was called to order by Bill Bowler at 7:00 pm with a quorum established.

Continued Public Hearing for a Special Permit. Raghavendher Bolishetti. 11 Arthur Ave. Request a Finding of Fact/Non-Conforming Structures in order to Construct a Front Porch on the Existing Dwelling.

There were qu...
in the area we...
either side wo...
and the other s...
25' from the ex...
that showed ex...
the property lin...
The applicant p...
property line.
the property lin...

Minutes 9
Decision from
2018

on the front setback. Other homes
orhood hoping the dwellings on
was on the corner facing Garfield
ear that the setback was less than
ar record needed to be established
ie. The By-law required 25' from
e plot plan would be sufficient.
existing home was 15' from the
orch, which would make it 9' to

Fred Mills (an a...
from the top of...
Mills asked for...
porch would be

had not allowed for clearance
d, the entry became wet. Mr.
r abutter noted that a farmer's
with other homes in the

neighborhood. Mr. Mills added that anything allowed by right would not match the
neighborhood or the architecture of the house. John Rodenhizer responded that the applicant
could not build anything further than the neighbors on his left or right. Kim Dietel responded
that the ZBA could not approve something because it might look better. Mr. Mills said that all
the houses along Grant Avenue were within 8' or 9' of the roadway. The neighborhood was
completely non-conforming. Mr. Rodenhizer said that he believed all the houses were further
back than 9' and the ZBA was trying to stay uniform and not let people build up to the roadway.
Mr. Mills disagreed regarding Grant Avenue and noted that the applicant's house was at the
corner of Grant and Arthur Avenues.

The public hearing would be continued until August 1, 2018. Bill Bowler indicated that if
drainage were the issue, which could be addressed by covering up the infrastructure with a
porch, he might consider it. Fred Mills said the only reason to build the porch was because the
interior of the home was being destroyed by rain. A stamped engineered plan would be provided

to be reviewed. The plan needed to show the setbacks of the neighboring houses. John Rodenhizer recalled that the previous house was 12.5' from the property line but the builder built it further back (15'). Now the applicant wanted to encroach up to 9', which Mr. Rodenhizer believed was unacceptable. Mr. Bowler would review the file to determine the details.

Public Hearing for a Special Permit. William and Beverly Patten. 33 Berrywood Lane. Requesting relief from the Zoning By-law Section 3.4. Conversion for a temporary living area. 1.

Attorney Phillip Lake offered a history of the project. The applicant had a 29 year old daughter with special needs who needed to stay in close proximity to the applicant for her on-going care and support. Attorney Lake noted that abutters were in support. Attorney Lake estimated the size of the unit to be about 420 sf but John Rodenhizer calculated the size to be 642 sf in total including the loft. The requirement was that the unit needed to be less than 1,000 sf and less than 1/3 of the residential gross floor area, according to Bill Bowler. The main building was 2,600 sf. One condition would be for the applicant to submit for the file, something from the assessor's office or other source confirming the square footage, John Rodenhizer said he wanted to quantify the square footage of the home and accessory unit with an architect stamped letter. The applicant would need to return every four years for renewal, according to Kim Dietel.

Bill Bowler reviewed the other requirements for the approval. Plans were in place for the septic replacement, which met all setbacks. The existing dwelling had been there for at least two years. The applicant would live in one of the units. The temporary unit would be used by a family member. No other accessory dwelling units were on the lot. The applicant submitted scaled architectural drawings. If granted the permit must be renewed every four years. The unit was less than 1,000 sf or 1/3 the size of the residential dwelling unit. The unit was not an extension of the existing building. The unit had one bedroom. John Rodenhizer suggested that a condition be included that the loft not become another bedroom. The maximum number of tenants would be two but only one was proposed. The lot needed to be 10,000 sf but was 30,000 sf. The external appearance would not be altered from a single family dwelling. An additional parking space was required but there was a two car garage and three parking spaces. The kitchen facilities would be removed upon cessation of the unit. Mr. Rodenhizer noted the current access via the neighbor's property with a 14' easement, which would allow for fire truck access. Mr. Bowler said the plans had been distributed to all departments and the police and fire departments had no concerns. If the owners were to move, the apartment would no longer be allowed under this section.

Motion made by John Rodenhizer to approve the Special Permit subject to the condition that the applicant 1) submit a stamped letter from the architect that sets forth the square footage of the existing dwelling and the temporary dwelling and 2) the loft cannot be used or converted into a second bedroom.

Kim Dietel seconded.

Vote: Unanimous in favor.

HAMILTON ZONING BOARD OF APPEALS
MINUTES

Memorial Room 299 Bay Road.
September 5, 2018

Members Present: Bill Bowler (Chairman), Kim Dietel, and
John Rodenhizer.
Others Present: Bruce Gingrich (Associate member).

This meeting was called to order by Bill Bowler at 7:00 pm with a quorum established.

Continued Public Hearing for a Special Permit. Raghavendher Bolshetti. 11 Arthur Ave. Request a Finding of Fact/Non-Conforming Structures in order to Construct a Front Porch on the Existing Dwelling.

At the previous meeting, the Board requested that the applicant prove the porch would be within the confines of the original dwelling. A 6' x 32' porch was proposed. John Rodenhizer asked what the distance was of the setback from the road property line to the properties to the left and right of the subject property. The original proposal had the home moved back to make it more conforming when it was reconstructed. Mr. Rodenhizer noted that the current proposal had the same setback as the previous two meetings. The original plan (before reconstruction) had a 12' setback and when the home was reconstructed the setback was increased to 15'. A 6' porch would create a 9' setback. The steps did not count as part of the setback as they were egress. No site plan had been provided to ensure proper measurements for the current house or the two abutting properties.

John Rodenhizer said a 4' porch might be allowed as there was a water problem with the roof over the front door. Mr. Rodenhizer suggested investigation into ways to post the roof without going down to the ground. The setback requirement was 25' from the house to the road's property line but an average of the two abutting properties' setbacks could be used to keep the character of the neighborhood. It was agreed that the proposed new porch would make the house even more non-conforming than the original home was before it was reconstructed and moved back. Kim Dietel said she did not want to set a precedent and suggested a 3' porch, which would allow water to cascade off the roof. The structure could also be constructed with brackets. Mr. Rodenhizer agreed with the 3' porch concept and added that the step did not count as it was part of the egress. The landing would be 4' and could be the egress for the house but Mr. Rodenhizer did not agree with decks to the left and right of the doorway. Members of the Board agreed that they had never allowed anyone to push closer to the property line than their neighbors and requested that an engineer show a plan with neighboring house setbacks.

HAMILTON ZONING BOARD OF APPEALS

MINUTES

Memorial Room 299 Bay Road.

June 6, 2018

Members Present: Bill Bowler (Chairman), Kim Dietel (7:20 pm), and John Rodenhizer.

Others Present: Bruce Gingrich (Associate Member)

This meeting was called to order by Bill Bowler at 7:00 pm with a quorum established.

Continuation of a Public Hearing for a Special Permit. Wendy Cunniff and Sean Phelan. 22 Naples Road. Requesting relief for a Non-Conforming Structure to build a 12' x 16' shed.

Motion made by John Rodenhizer to allow for the withdrawal without prejudice at the applicant's request.

Seconded by Bruce Gingrich.

Vote: Unanimous in favor. (Bill Bowler, John Rodenhizer, and Bruce Gingrich).

Public Hearing for a Speical Permit. Raghavendher Bolshetti. 11 Arthur Ave. Request a Finding of Fact/Non-Conforming Structures in order to Construct a Front Porch on the Existing Dwelling. Continued until July 18, 2018 at the applicant's request.

Public Hearing for a Special Permit. Joseph Shaktman. 18 Durham Ave. Requesting Relief for Non-Conforming Structure in order to Construct a Second Floor Addition.

Motion made by John Rodenhizer to approve with no conditions.

Seconded by Kim Dietel.

Vote: Unanimous in favor (Bill Bowler, John Rodenhizer, and Kim Dietel.)

Continuation of a Public Hearing for a Special Permit. AMEC Massachusetts, Inc. on behalf of the Town of Hamilton and AMERESCO for the Chebacco Road Solar PV LLC 500 Chebacco Road to Install a Solar Photovoltaic Array.

Bill Bowler had prepared a Draft Decision that referenced the plans submitted. It was agreed that the power would go to the grid but be metered and credited back to the Town's public electrical accounts. AMERESCO would own the array and lease the property from the Town. The Town would receive a lease payment as well as the credit value for power produced. The less expensive buying power would be 2.5 cents per kilowatt hour, which would be fixed for 20 years. The rate would fluctuate.

The landfill closure, which had conditional approval, was separate from the application. The application was part of a separate DEP approval for post closure use on top of the landfill dependent on the closure. The 90 day period was about due. Geotech analysis for ground pressure as well as stormwater analysis and other environmental factors were being evaluated to determine impacts to the landfill cap.

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HAMILTON, MA

2018 MAY 8 AM 10 16

NOTICE OF PUBLIC HEARING
TOWN OF HAMILTON, MA – ZONING BOARD OF APPEALS

THE TOWN OF HAMILTON ZONING BOARD OF APPEALS WILL HOLD A PUBLIC HEARING ON WEDNESDAY, JUNE 6, 2018, AT 577 BAY ROAD, TOWN HALL, MEMORIAL ROOM, TO COMMENCE AT 7:00 PM, FOR THE SPECIAL PERMIT APPLICATION SUBMITTED BY RAGHAVENDHER BOLISHETTI, FOR THE PROPERTY LOCATED 11 ARTHUR AVENUE, HAMILTON, ASSESSOR'S MAP 47, LOT 139.

APPLICANTS ARE REQUESTING A FINDING OF FACT BY THE ZBA FOR HAMILTON ZONING BYLAW SECTION 5.3, NON-CONFORMING STRUCTURES, IN ORDER TO CONSTRUCT A FRONT PORCH ON THE EXISTING DWELLING.

A COPY OF THE COMPLETE APPLICATION IS AVAILABLE FOR REVIEW IN THE BUILDING INSPECTOR'S OFFICE DURING THE REGULAR HOURS OF OPERATION OF THE TOWN HALL.

WILLIAM BOWLER, CHAIR

HAMILTON ZONING BOARD OF APPEALS

MINUTES

Memorial Room 299 Bay Road.

October 3, 2018

Members Present: Bill Bowler (Chairman), Kim Dietel, and John Rodenhizer.

Others Present: Bruce Gingrich (Associate member).

This meeting was called to order by Bill Bowler at 7:00 pm with a quorum established.

Continued Public Hearing for a Special Permit. 11 Arthur Ave. Raghavendher Bolshetti. Request a Finding of Fact/Non-Conforming Structures in order to Construct a Front Porch on the Existing Dwelling.

The ZBA reviewed the setbacks for the proposal. Setbacks were set at 25' from the street or the mean distance setbacks from each abutting house. Bill Bowler said he had visited the site to find the two houses on each side of the proposed site were further back than the subject property. One house faced Garfield Ave. and the setback was actually a side yard setback. Mr. Bowler indicated that the proposal would need to be considered as a variance and suggested the applicant withdraw without prejudice and if circumstances changed, he could return with a new proposal within two years. Mr. Bowler noted that there was no hardship to grant the variance. There was no existing porch that could be extended.

Raghavendher Bolshetti referred to the houses being built by Harborlight but Bill Bowler responded that the houses were not closer to the property line than the pre-existing house. John Rodenhizer said no one on the Board would pass the current plan. The non-conformity would become 9' in the front when the original house was 12' for the road. The new house was 15' from the road but still closer than neighboring houses. Mr. Rodenhizer suggested that the applicant contact John Meridien who could propose ways to protect the front door. The porch along the front of the house would not be allowed but a 3' porch by the front door might be allowed to deal with the water issue. Mr. Rodenhizer also suggested using brackets or other creative solutions so a variance would not be needed. Bill Bowler said if something over the door to prevent leaking were constructed, the applicant would not need to return to the ZBA. Mr. Bolshetti requested to withdraw his application.

John Rodenhizer moved to allow the applicant to withdraw without prejudice.

Kim Dietel seconded.

Vote: Unanimous in favor.

Continued Public Hearing. 100 Union St. Susan Byrne. Dimensional and Density Regulations to create a first floor bathroom.

Susan Byrne submitted a revised plan. Bill Bowler stated the goal to not increase the non-conformity had been met as the addition fit into the box that had been created. Ms. Byrne said



Town of Hamilton
 Town Hall
 Hamilton, Massachusetts 01936

ZONING BOARD OF APPEALS

Notice of Decision
 No. 12 of 2011

RECEIVED
 TOWN CLERK'S OFFICE
 HAMILTON, MA
 2011 DEC 21 A 10:23

Petitioner: REMA Realty Trust

Property:

Relief Sought: Nonconforming Structure

Pursuant to: X.D.2

Petition: Decision

Public: see page 2 -

Decision: conditions

Findings: 1 Arthur Avenue is a two-story dwelling in the R1A zone, approximately 7,800 square feet.

2. The proposed dwelling is larger in size and frontage, and the existing dwelling encroaches on the both required front setbacks.

3. Petitioner proposes to demolish the existing dwelling and construct a new two-story dwelling with uncovered deck. Petitioner also proposes to demolish the existing garage.

4. Petitioner submitted a Plan entitled Plot Plan for Building Redevelopment with the petition showing existing and proposed building locations. Also submitted were elevation drawings entitled Plan #2432-57A Project #29-100 showing the design of the proposed building. These documents were submitted of record to petitioner's filing and are the documents on which this decision is based.

5. The proposed dwelling will encroach less than the existing dwelling on the required front setbacks and will meet the side and rear setbacks.

6. Approval for the alteration/extension of the non-conforming structure does not constitute a variance or permit any further encroachment of the setback.

7. The alteration/extension of the non-conforming structure will not detract from the surrounding neighborhood or derogate from the intent of the by-law.

June 1, 2023

MAP 47 LOT 139

**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:

11 Arthur Ave

So. Hamilton

Dated June 1, 2023

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

Jane Dooley
Assistant Assessor



300 feet Abutters List Report

Hamilton, MA
June 01, 2023

Subject Property:

Parcel Number: 47-0139
CAMA Number: 47-000-0139
Property Address: 11 ARTHUR AV

Mailing Address: BOLISHETTI RAGHAVENDHER
ATHUNURI KAMALA
11 ARTHUR AV
SOUTH HAMILTON, MA 01982

Abutters:

Parcel Number: 38-0002
CAMA Number: 38-000-0002
Property Address: 44 GRANT AV

Mailing Address: BRUNET RAYMOND A SUSAN M
PO BOX 2063
SOUTH HAMILTON, MA 01982

Parcel Number: 38-0003
CAMA Number: 38-000-0003
Property Address: 48 GRANT AV

Mailing Address: STOWELL ELIZABETH T MCLEAN
TIMOTHY A
48 GRANT AV
SOUTH HAMILTON, MA 01982

Parcel Number: 38-0004
CAMA Number: 38-000-0004
Property Address: 48 GARFIELD AV

Mailing Address: DUIGNAN ANTHONY P DUIGNAN-LEES
JACQULY
48 GARFIELD AV
SOUTH HAMILTON, MA 01982

Parcel Number: 38-0005
CAMA Number: 38-000-0005
Property Address: 43 GRANT AV

Mailing Address: FRASER MARY JANE
43 GRANT AV
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0120
CAMA Number: 47-000-0120
Property Address: 25 ARTHUR AV

Mailing Address: RICKER GEORGE H JR MARCELLA
37 OBER ST
BEVERLY, MA 01915

Parcel Number: 47-0121
CAMA Number: 47-000-0121
Property Address: 17 WASHINGTON AV

Mailing Address: LEBLANC JOHN F TRUSTEE
17 WASHINGTON AVE
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0122
CAMA Number: 47-000-0122
Property Address: 13 WASHINGTON AV

Mailing Address: SHEPPARD MARK W 11-13
IRREVOCABLE TRUST
13 WASHINGTON AV
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0127
CAMA Number: 47-000-0127
Property Address: 12 ROOSEVELT AV

Mailing Address: GLIDDEN STACEY L TE GLIDDEN
WENDY WILCOX TE
12 ROOSEVELT AV
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0128
CAMA Number: 47-000-0128
Property Address: 19 ARTHUR AV

Mailing Address: CHIN-ALEONG DARIN C CHIN-ALEONG
TRINA B
19 ARTHUR AV
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0129
CAMA Number: 47-000-0129
Property Address: 42 GRANT AV

Mailing Address: BRAND KENNETH PAULA S
42 GRANT AV
SOUTH HAMILTON, MA 01982



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300 feet Abutters List Report

Hamilton, MA
June 01, 2023

Parcel Number: 47-0130	Mailing Address: GRASSIN SUSAN E MILLS FREDERICK A
CAMA Number: 47-000-0130	15 ARTHUR AVE
Property Address: 15 ARTHUR AV	SOUTH HAMILTON, MA 01982

Parcel Number: 47-0131	Mailing Address: OIFER JASON JOYCE SHANA
CAMA Number: 47-000-0131	22 GRANT AV
Property Address: 22 GRANT AV	SOUTH HAMILTON, MA 01982

Parcel Number: 47-0132	Mailing Address: GRAY JERILEE
CAMA Number: 47-000-0132	15 ROOSEVELT AV
Property Address: 15 ROOSEVELT AV	SOUTH HAMILTON, MA 01982

Parcel Number: 47-0133	Mailing Address: COLLINS CLAYTON S DORIS H
CAMA Number: 47-000-0133	9 ROOSEVELT AV
Property Address: 9 ROOSEVELT AV	SOUTH HAMILTON, MA 01982

Parcel Number: 47-0136	Mailing Address: FANIKOS DEAN A
CAMA Number: 47-000-0136	267 ASBURY ST
Property Address: 267 ASBURY ST	SOUTH HAMILTON, MA 01982

Parcel Number: 47-0137	Mailing Address: SOUCY CHRISTOPHER S JILL E
CAMA Number: 47-000-0137	14 GARFIELD AV
Property Address: 14 GARFIELD AV	SOUTH HAMILTON, MA 01982

Parcel Number: 47-0138	Mailing Address: MAIHOS CHARLES J
CAMA Number: 47-000-0138	20 GARFIELD AV
Property Address: 20 GARFIELD AV	SOUTH HAMILTON, MA 01982

Parcel Number: 47-0140	Mailing Address: LEES JOSEPH A
CAMA Number: 47-000-0140	48 GARFIELD AV
Property Address: 28 GRANT AV	HAMILTON, MA 01982

Parcel Number: 47-0141	Mailing Address: GURLEY KENNETH A MARIEL E SOUZA
CAMA Number: 47-000-0141	GURLEY
Property Address: 41 GRANT AV	41 GRANT AV
	SOUTH HAMILTON, MA 01982

Parcel Number: 47-0142	Mailing Address: FINK JESSICA LEMPKE ELIZABETH
CAMA Number: 47-000-0142	44 GARFIELD AVENUE
Property Address: 44 GARFIELD AV	S. HAMILTON, MA 01982

Parcel Number: 47-0143	Mailing Address: MIRA JUANESTEBAN CARINO NICOLE M
CAMA Number: 47-000-0143	36 GARFIELD AV
Property Address: 36 GARFIELD AV	SOUTH HAMILTON, MA 01982

Parcel Number: 47-0144	Mailing Address: JOSE ANDREW TASHA
CAMA Number: 47-000-0144	32 GARFIELD AV
Property Address: 32 GARFIELD AV	SOUTH HAMILTON, MA 01982



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300 feet Abutters List Report

Hamilton, MA
June 01, 2023

Parcel Number: 47-0145 CAMA Number: 47-000-0145 Property Address: 41 GARFIELD AV	Mailing Address: BLATZ ERIC C KIMBERLY J 41 GARFIELD AV SOUTH HAMILTON, MA 01982
Parcel Number: 47-0146 CAMA Number: 47-000-0146 Property Address: 31 GARFIELD AV	Mailing Address: ADAMO JENEEN 31 GARFIELD AVENUE HAMILTON, MA 01982
Parcel Number: 47-0147 CAMA Number: 47-000-0147 Property Address: 3 ARTHUR AV	Mailing Address: DIFRANCO CHRISTINE A 3 ARTHUR AV SOUTH HAMILTON, MA 01982
Parcel Number: 47-0148 CAMA Number: 47-000-0148 Property Address: 21 GARFIELD AV	Mailing Address: MAURAND JEANNE Y 21 GARFIELD AV SOUTH HAMILTON, MA 01982
Parcel Number: 47-0149 CAMA Number: 47-000-0149 Property Address: 261 ASBURY ST	Mailing Address: WETSON DANIEL H JANE M 261 ASBURY ST SOUTH HAMILTON, MA 01982
Parcel Number: 47-0150 CAMA Number: 47-000-0150 Property Address: 237 ASBURY ST	Mailing Address: HAMILTON TOWN OF CUTLER SCHOOL 237 ASBURY ST SOUTH HAMILTON, MA 01982
Parcel Number: 47-0220 CAMA Number: 47-000-0220 Property Address: 208 WOODLAND MEAD	Mailing Address: WARNER LARRY G & DAWN L TRUSTEES JOINT REVO TRUST 208 WOODLAND MEAD SOUTH HAMILTON, MA 01982
Parcel Number: 47-0222 CAMA Number: 47-000-0222 Property Address: 27 WOODLAND MEAD	Mailing Address: PRESIDENT & FELLOWS OF HARVARD 46 BLACKSTONE ST SOUTH BUILDING SUITE 107 CAMBRIDGE, MA 02139
Parcel Number: 47-142A CAMA Number: 47-142A-000A Property Address: 40 GARFIELD AV	Mailing Address: MANGANARO TIMOTHY R TE MANGANARO LORRIE A TE 40 GARFIELD AV SOUTH HAMILTON, MA 01982



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ADAMO JENEEN
31 GARFIELD AVENUE
HAMILTON, MA 01982

FRASER MARY JANE
43 GRANT AV
SOUTH HAMILTON, MA 01982

MANGANARO TIMOTHY R TE
MANGANARO LORRIE A TE
40 GARFIELD AV
SOUTH HAMILTON, MA 01982

BLATZ ERIC C
KIMBERLY J
41 GARFIELD AV
SOUTH HAMILTON, MA 01982

GLIDDEN STACEY L TE
GLIDDEN WENDY WILCOX TE
12 ROOSEVELT AV
SOUTH HAMILTON, MA 01982

MAURAND JEANNE Y
21 GARFIELD AV
SOUTH HAMILTON, MA 01982

BRAND KENNETH
PAULA S
42 GRANT AV
SOUTH HAMILTON, MA 01982

GRASSIN SUSAN E
MILLS FREDERICK A
15 ARTHUR AVE
SOUTH HAMILTON, MA 01982

MIRA JUANESTEBAN
CARINO NICOLE M
36 GARFIELD AV
SOUTH HAMILTON, MA 01982

BRUNET RAYMOND A
SUSAN M
PO BOX 2063
SOUTH HAMILTON, MA 01982

GRAY JERILEE
15 ROOSEVELT AV
SOUTH HAMILTON, MA 01982

OIFER JASON
JOYCE SHANA
22 GRANT AV
SOUTH HAMILTON, MA 01982

CHIN-ALEONG DARIN C
CHIN-ALEONG TRINA B
19 ARTHUR AV
SOUTH HAMILTON, MA 01982

GURLEY KENNETH A
MARIEL E SOUZA GURLEY
41 GRANT AV
SOUTH HAMILTON, MA 01982

PRESIDENT & FELLOWS OF HA
46 BLACKSTONE ST
SOUTH BUILDING SUITE 107
CAMBRIDGE, MA 02139

COLLINS CLAYTON S
DORIS H
9 ROOSEVELT AV
SOUTH HAMILTON, MA 01982

HAMILTON TOWN OF
CUTLER SCHOOL
237 ASBURY ST
SOUTH HAMILTON, MA 01982

RICKER GEORGE H JR
MARCELLA
37 OBER ST
BEVERLY, MA 01915

DIFRANCO CHRISTINE A
3 ARTHUR AV
SOUTH HAMILTON, MA 01982

JOSE ANDREW
TASHA
32 GARFIELD AV
SOUTH HAMILTON, MA 01982

SHEPPARD MARK W
11-13 IRREVOCABLE TRUST
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DUIGNAN ANTHONY P
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TRUSTEE
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SOUCY CHRISTOPHER S
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SOUTH HAMILTON, MA 01982

FANIKOS DEAN A
267 ASBURY ST
SOUTH HAMILTON, MA 01982

LEES JOSEPH A
48 GARFIELD AV
HAMILTON, MA 01982

STOWELL ELIZABETH T
MCLEAN TIMOTHY A
48 GRANT AV
SOUTH HAMILTON, MA 01982

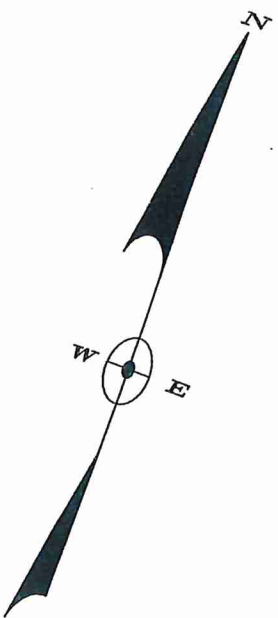
FINK JESSICA
LEMPKE ELIZABETH
44 GARFIELD AVENUE
S. HAMILTON, MA 01982

MAIHOS CHARLES J
20 GARFIELD AV
SOUTH HAMILTON, MA 01982

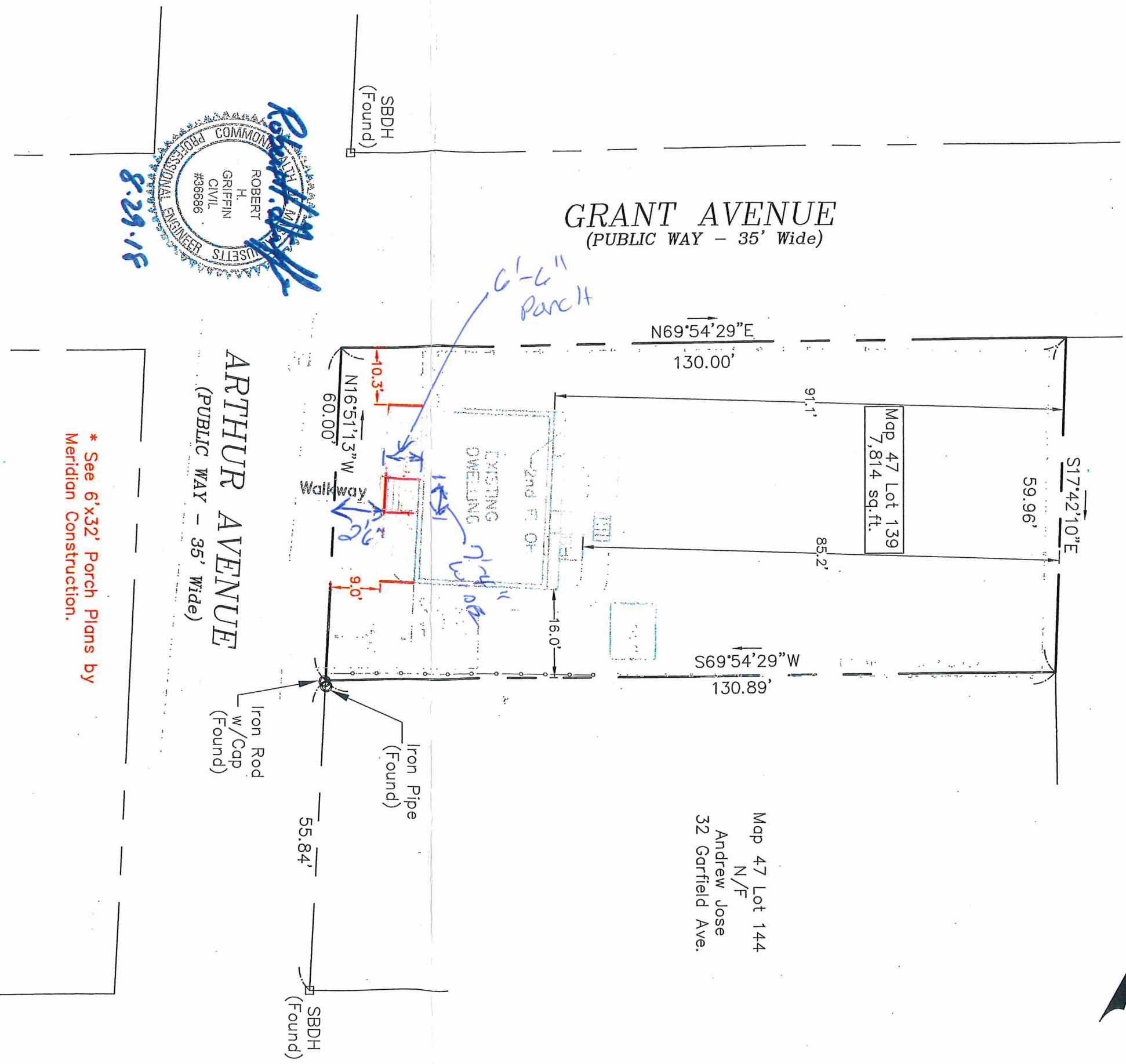
WARNER LARRY G & DAWN L
TRUSTEES JOINT REVO TRUST
208 WOODLAND MEAD
SOUTH HAMILTON, MA 01982

WETSON DANIEL H
JANE M
261 ASBURY ST
SOUTH HAMILTON, MA 01982

Map 47 Lot 140
 N/F
 Paul Hayes
 28 Grant Ave.



Map 47 Lot 144
 N/F
 Andrew Jose
 32 Garfield Ave.



8.29.18

* See 6'x32' Porch Plans by Meridian Construction.

11 ARTHUR AVENUE
 HAMILTON, MA
 PREPARED FOR:
 RAGHAVENDHER BOLISHETTI AND KAMALA ATHUNURI

PREPARED BY:
 GRIFFIN ENGINEERING GROUP, LLC
 495 CABOT STREET, SUITE 202
 BEVERLY, MA 01915
 (978) 927-5111

AUGUST 29, 2018

HOR. SCALE IN FEET



Scale: 1"=20'

ZONING TABLE

Zoning District: Residential District R-1A		Groundwater Protection Overlay District	
Lot Area (sf)	Required	Existing	Proposed
20,000	80,000	7,814(1)	7,814(1)
Frontage (ft)	125	130	130
Lot Width (ft)	100	60 (1)	60 (1)
Front Yard (ft)	25	10.6	9.0 (2)
Side Yard (ft)	15	16.0	16.0
Rear Yard (ft)	15	85.2	85.2
Bldg Height (ft)	35	25±	25±
Lot Coverage (%)	25	11.8	13.8
Imperv. Surfaces (sf)	2,500	1,579	1,735

(1) Existing Non-Conformity.
 (2) Relief required.