



# BELLINGHAM ZONING BOARD

10 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
(508) 657-2893 ZoningBoard@bellinghamma.org

**SPECIFY TYPE OF APPLICATION**  
(circle)

*Appeal*

*Special Permit*

*Variance*

**APPEAL OF BUILDING INSPECTORS DECISION:**

☐ Please attach a copy of the Building Inspector's letter/decision.

**SPECIAL PERMIT: (check all that apply)**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Principal Use        | <input type="checkbox"/> Non-Conforming Situation | <input type="checkbox"/> Flood Plain                                     |
| <input type="checkbox"/> Accessory Use        | <input type="checkbox"/> Home Occupation          | <input type="checkbox"/> Comprehensive Permit                            |
| <input type="checkbox"/> Multi-Family Housing | <input type="checkbox"/> Earth Removal            | <input type="checkbox"/> Family Apartment <input type="checkbox"/> Other |

**VARIANCE: (check all that apply)**

- |   |                                       |  |
|---|---------------------------------------|--|
| <input type="checkbox"/> Rear Yard Setback            | <input type="checkbox"/> Area         | <input type="checkbox"/> Lot Width             |
| <input checked="" type="checkbox"/> Side Yard Setback | <input type="checkbox"/> Lot Frontage | <input type="checkbox"/> Percent Area Building |
| <input type="checkbox"/> Front Yard Setback           |                                       |  |

**Petitioner:**(type/print) Michael & Anna Rogers  
Signature *Anna Rogers*  
Email aerogers418@gmail.com  
Address 79 Annmarie Drive Phone 508-380-9757

**Property Owner:** Michael Rogers & Anna (Rafuse) Rogers  
Signature *Anna Rogers*  
Email aerogers418@gmail.com  
Address 79 Annmarie Drive Phone 508-380-9757

Address of Subject Premises 79 Annmarie Drive

If no address, description of  
property \_\_\_\_\_



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### Dimensions of Lot:

Frontage: 100 feet Depth: 100 feet  
Area: 0.23 acres Lot Width: 100 feet

Zoning District(s) subject premises located: R - Residential

Assessor's Map: 34 Lot: 88

### Describe proposed activity:

Attached garage with storage above (24 feet wide by 28 feet deep).

### Are there any buildings on the premises (if so, please describe them including their dimension)?

Existing 1200 square foot Ranch Style Single-Family House on Slab (no basement).

### Describe the subject premises (terrain, septic system, description of area, etc.)

Square lot in a very dense residential neighborhood. Lot slopes gently from the rear to the front. The rear right yard has a higher raised elevation. Town sewer connections in the front and around the left rear of the house.

### How long have you owned the subject premises?

21 years

### What is the present use of the subject premises?

Single-Family House

### State grounds for the Special Permit/Variance or Appeal: (please be specific)

Our growing family has exceeded the limited storage in the house. We would like to construct a garage as a safe place to keep our vehicles and provide additional storage needs. Our design would match the existing house and would not be a detriment to the public.

I attest that I, to the best of my knowledge have paid any and all real estate taxes, excise taxes, license and/or permit fees.

Owner: Anna Rogers Michael Rogers  
Signature: [Signatures] Date: 5/14/2025

Applicant: Anna Rogers Michael Rogers  
Signature: [Signatures] Date: 5/14/2025

Effective 8/2017

Please note: This application cannot be processed unless initialed by the Town Collector:  
Town Collector: [Signature] Date: 5.14.25

May 13, 2025

Dear Members of the Zoning Board of Appeals:

Michael & Anna Rogers have spoken to us regarding their plans to construct an attached garage at 79 Annmarie Drive. We support their application for a Variance and feel the garage would meet the character of the neighborhood and would not be a detriment to the public.

We are respectfully requesting the Board grant the relief to construct the garage on behalf of Michael & Anna Rogers.

Thank you for your consideration.

Tom/Mary Ellen Liberatore, 74 Annmarie Dr.

Dinda Lopez 84 Annmarie Dr.

Amory Bellinger 69 Annmarie Dr

Shirley Lendon 89 Annmarie Dr.

\_\_\_\_\_

May 14, 2025

Dear Members of the Zoning Board of Appeals:

We are submitting an application for Variance for our property located at 79 Annmarie Drive.

We are asking for relief in order to extend our house to accommodate additional storage space to meet the needs of our family. The proposed extension is 24 feet by 28 feet and will conform to all zoning requirements, with the exception of the side setback abutting 69 Annmarie Drive. The proposed side setback is 3 feet, where the required setback is 8 feet, therefore we are requesting zoning relief for 5 feet.

Under Bellingham Zoning, this relief is necessary as the lot currently does not conform to the minimum lot standards for lot area and frontage and is considered a legally non-conforming lot. If the lot were conforming to Zoning, this relief would likely not be necessary, as the width of the lot would be sufficient to allow for the additional 5 feet of side yard width to meet the minimum standards.

We believe that the proposed relief can be granted in conformance with the criteria for Variances, as described below:

*(1) A literal enforcement of the provisions of this bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or appellant.*

Due to the undersized nature of the lot, we are not able to modify our living space to accommodate the needs of our family and we would need to either sell the property and move or pay for off-site space, which would be an ongoing and recurring expense to our family, in order to meet our needs. Either option would create a substantial hardship financially and personally we would need to overcome. Extending our home as described in our application would avoid these two hardship issues while allowing us to modify and use our home as needed.

*(2) The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located.*

The lot in question is an undersized lot, approximately 25% of the minimum lot size for other lots in the R District. The setbacks required in the Zoning Bylaw are designed for lots that are at least 40,000 sf, which makes the 8 foot side yard much more achievable elsewhere in the District than on our lot. If the side yard setback was proportional to the current lot size, the required setback would be 2 feet rather than 8 feet, and our proposed setback would meet that proportionally modified standard.

*(3) Desirable relief may be granted without either:*

*(a) Substantial detriment to the public good; or*

The proposed modifications to our home would not create substantial or even minimal detriment to the public good. Additionally, there are multiple garages and outbuildings in our neighborhood

that are closer to the side lots lines, and we feel that our proposal is in keeping the character of the neighborhood.

*(b) Nullifying or substantially derogating from the intent or purpose of this bylaw.*

Extending our home would not derogate from the Zoning Bylaw. The purpose of the Zoning Bylaw is:

*To lessen congestion in the streets; to conserve health; to secure safety from fire, flood, panic, and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to encourage housing for persons of all income levels; to facilitate the adequate provision of transportation, water supply, drainage, schools, parks, open space, and other public requirements; to conserve the value of land and buildings, including the conservation of natural resources and the prevention of blight and pollution of the environment; to encourage the most appropriate use of land throughout the Town, ... and to preserve and increase amenities...*

Our proposed modifications will not run counter to any of these stated intentions and will otherwise conform to the Zoning requirements.

We have lived in our house for over 20 years and are long-term residents of Bellingham. We continue raising our two children here in the Town, and we have both developed strong ties to the community. We love the neighborhood and really want to stay in our house. Our family continues to grow and we have exceeded the limited space that our current house provides. We ensure that the design of the garage addition will match our existing house so as to provide a seamless facade from the street.

We have informally spoken to our direct neighbors on Annmarie Drive and they have all offered their support of the project.

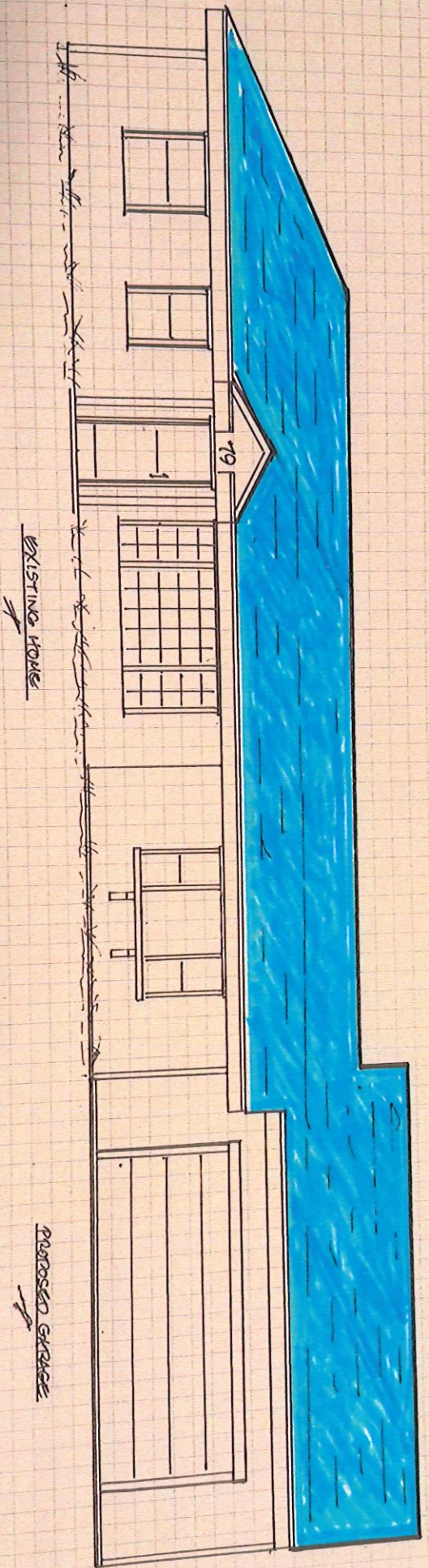
With the Board's approval, we would like to construct an attached garage, allowing us the additional space that we need while keeping the aesthetic and character of the surrounding neighborhood.

We are respectfully requesting the Board grant the relief to construct the garage.

Thank you for your consideration.

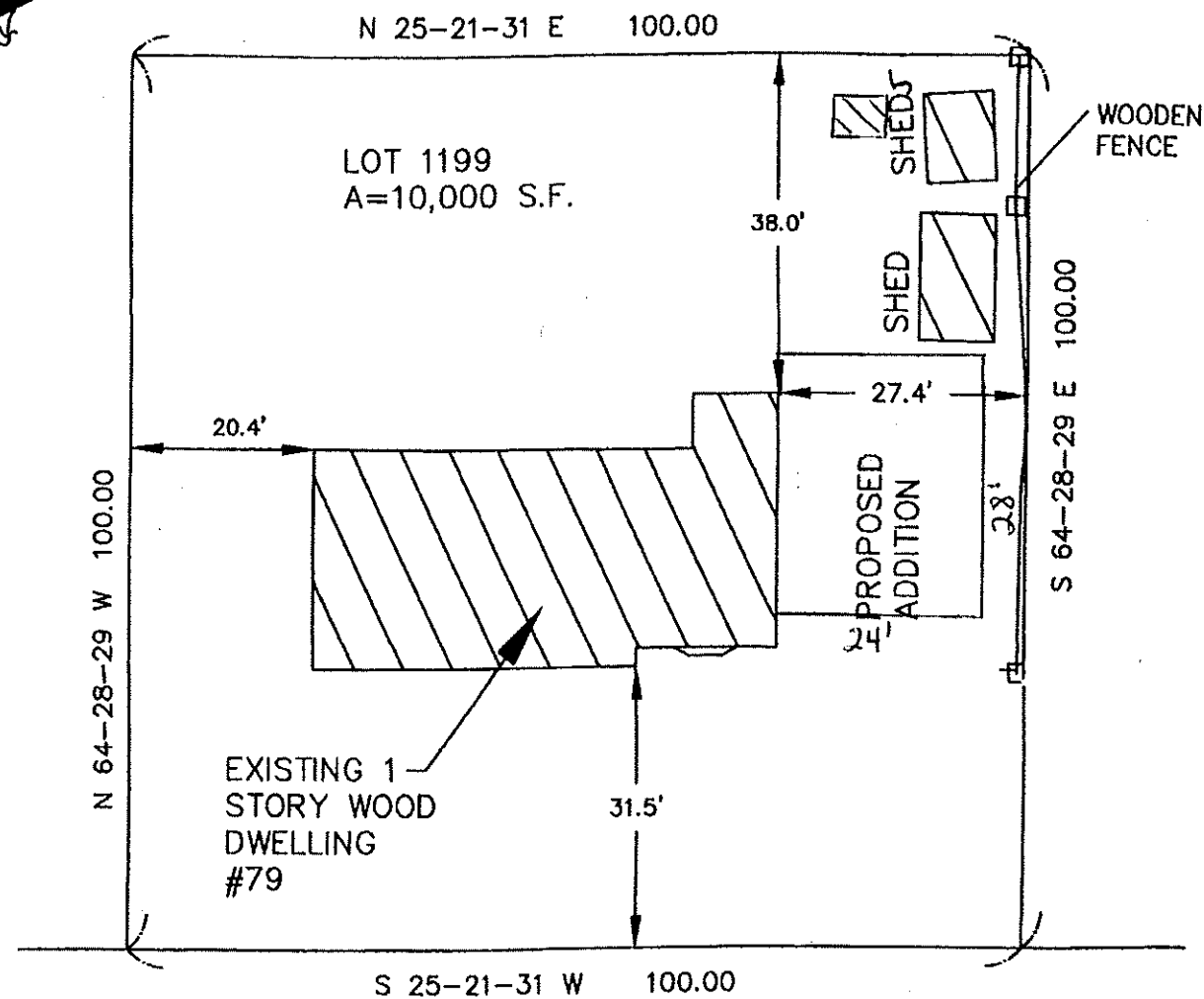
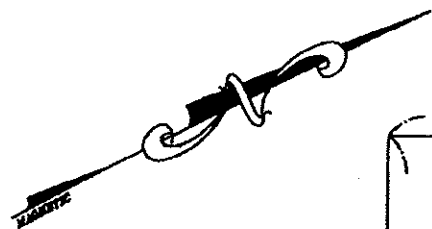


Michael & Anna Rogers  
79 Annmarie Drive



EXISTING HOME

PROPOSED GARAGE



ANNE MARIE DRIVE  
(40' WIDE - PUBLIC)

ZONING:  
DISTRICT: "R"  
40,000 S.F. MIN.  
150' FRONTAGE AND WIDTH  
20' FRONT YARD SETBACK  
8' SIDE YARD SETBACK  
20' REAR YARD SETBACK

I CERTIFY THAT THE DWELLING IS LOCATED AS SHOWN AND WAS IN CONFORMANCE WITH THE DIMENSIONAL REQUIREMENTS OF THE ZONING BYLAWS OF THE TOWN OF BELLINGHAM AT THE TIME OF CONSTRUCTION OR BY VIRTUE OF MGL CHAPTER 40A, SECTION 7. ALSO, THAT THE DWELLING DOES NOT FALL WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE AS SHOWN ON COMMUNITY PANEL #2502320002B



*Joseph D. Marquedant*

NOTES:

- 1) DEED REFERENCE: BOOK 20762 PAGE 460
- 2) PLAN REFERENCE: PLAN #1993 OF 1960
- 3) THIS PLAN REFERS TO BELLINGHAM ASSESSOR MAP

REV.	DESCRIPTION	BY	DATE
CERTIFIED PLOT PLAN 79 ANNE MARIE DRIVE BELLINGHAM MASSACHUSETTS		PREPARED FOR: ANNA RAFUSE & MICHAEL ROGERS 79 ANNE MARIE DR BELLINGHAM MA	
J.D. MARQUEDANT & ASSOCIATES INC. LAND SURVEYING 6 WALCOTT STREET HOPKINTON MA PHONE: 508-435-4145 FAX: 508-435-0157		DRAWN BY:	CHECKED BY:
		SCALE: 1"=20'	DATE: 7/21/11
		N.B.#	JOB NUMBER: 54116