



BELLINGHAM ZONING BOARD

10 MECHANIC STREET

BELLINGHAM, MASSACHUSETTS 02019

RCV MAY 17 '21 AM 10:38:4
BELLINGHAM TOWN CLERK

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the public will be permitted at this meeting. This meeting will be accessible to the public via the Zoom online option. Instructions can be found at www.bellinghamma.org.

May 13, 2021

Public Hearing

The Bellingham Zoning Board of Appeals will hold a Public Hearing on June 3, 2021 at 7:00 PM remotely via the zoom online option for the request of a variance to Section 240-40, Intensity of Use Schedule, side yard setback, to construct a detached garage closer to the side property line than would otherwise be allowed at the property of 103 Maple Street, Bellingham, MA Assessor's Map 20 Lot 6. This property is zoned Suburban.

Applicant and owner is Michael Galvin, 103 Maple Street, Bellingham, MA, Bellingham, MA. The application may be viewed at the Town Clerk's Office, 10 Mechanic Street, during regular Town Hall business hours or at online at www.bellinghamma.org on the Zoning Board page. Anyone wishing to be heard shall attend at the time and place above.

Brian Wright
Chairman

SPECIFY TYPE OF APPLICATION

*Appeal**Special Permit**Variance*1. ☒ **APPEAL of a decision**

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

2. ☒ **SPECIAL PERMIT – check all that apply**

- ☒ Principal Use ☐ Non-Conforming Situation ☐ Flood Plain
☒ Accessory Use ☐ Home Occupation ☐ Comprehensive Permit
☒ Multi-Family Housing ☐ Earth Removal ☐ Family Apartment ☐ Other

3. ☒ **VARIANCE – check all that apply**

- ☒ Rear Yard Setback ☐ Area ☐ Lot Width
☒ Side Yard Setback ☐ Lot Frontage ☐ Percent Area Building
☐ Front Yard Setback

1. Petitioner
 (type/print) Michael A Galvin
 Signature [Signature]
 Email magalvin12@gmail.com
2. Address 103 Maple St. Phone 774-277-1407
3. Property
 Owner Michael A Galvin
 Signature [Signature]
 Email magalvin12@gmail.com
4. Address 103 Maple St. Phone 774-277-1407
5. Address of Subject
 Premises 103 Maple St. Bellingham MA 02019
 If no address, description of property _____
6. Dimensions of Lot:
 Frontage 80' Depth 1060'
 Area 3.75 Acres Lot Width 162'

RCV MAY 12 '21 AM 10:07:1
 BELLINGHAM TOWN CLERK

7. What zoning district(s) is the subject premises located? Suburban
8. Assessor's Map 20 Lot 6
9. Describe proposed activity:
Proposing to build a 24x40 Garage 4ft from property
line on the side.
10. Cite (sub) section(s) of the Zoning Ordinance under which application is made:
"30 ft from the front yard, 15 ft from the side yard and
20 ft from the rear yard."
11. Are there any buildings on the premises (if so, please describe them including their dimension)?
Yes, Currently occupied House \approx 1500 sq. ft., and
an old shed.
12. Describe the subject premises (terrain, septic system, description of area, etc.) Low lying rear sloping land, heavily wooded, Town
Water & Sewer. 3.8 Acres Front section of property is
Narrow w/ house
13. How long have you owned the subject premises?
Almost 2 years
14. What is the present use of the subject premises? Perm. Residence
15. State grounds for the special permit/variance or appeal – please be specific (use separate sheet if necessary).
Please See attached documentation...

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: Michael A. Galvin
 Signature [Signature]

Date 5/6/21

Applicant: Michael A. Galvin
 Signature [Signature]

Date 5/6/21

Effective 8/2017

Please note: This application cannot be processed unless initialed by the Town Collector:
 Town Collector: [Signature] Date: 5/11/2021

Michael Galvin
103 Maple St. Bellingham, MA 02019
5/6/2021

Application for Variance Supplemental Information as it pertains to the below

B.

To hear and decide appeals or petitions for variances from the terms of this bylaw, including variances for use, with respect to particular land or structures. Such variance shall be granted only in cases where the Board of Appeals finds all of the following:

(1)

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

(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.

(3)

Desirable relief may be granted without either:

(a) Substantial detriment to the public good; or

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

(1)

In order to meet setbacks established in the bylaws, substantial financial resources, beyond reason, and that are not available, would be required. The proposed location is in a very close proximity (15 feet) from the current drive way location. In order to place the garage in an "acceptable" location, it would require an extensive driveway expansion and lengthening, a significant amount of site work, an arborist/tree crew to remove a large weeping willow and a tremendous amount of material to fill the location due to the boggy nature of land in that area. Ultimately, to place the Garage in a location, other than what is proposed, would cause severe financial hardship and inability for us to afford.

(2)

The Proposed Location of the garage provides the least amount of ecological impact to our property. As it sits, little will have to be done to be able to construct. The property is sloped backwards, in the area where a garage would be acceptable, based on bylaws, there is currently

a small hand dug well (by the previous owner) This shows a high water level, less than a foot from the surface, at all times of the year. In order to prepare this land for a Garage to be built there would be an extensive amount of site work, tree removal, fill, and change made to the property. After remediation, the boggy land would still pose a problem to the garage in terms of settling. We have discussed with the abutting neighbor closest to the garage, and they prefer our proposed location as it will not hinder any direct sunlight for their gardens.

(3)

We have provided an aerial view of a handful of examples within a quarter mile of our property showing examples of garages built similar in proximity to property lines as to our proposed plan. Since purchasing in Bellingham last year, we have continually attempted to beautify our property, and this is in the same attempt, as we are proud to live in Bellingham and have a need to meet the requirements of a young, growing family. The proposed location currently has old fence lining the property with scrub pines guarding any views to the Garage. The foliage continues to the road. That foliage and the existing house block almost all sight to the proposed Garage location. We have discussed with the abutting neighbors and took their considerations into account for our proposed location. It continually allows direct line of sight to the wood line, and doesn't interrupt sunlight into the neighboring gardens.

I have also attached letters from both neighbors for your review.

Amber Soucy
99 Maple Street
Bellingham, MA 02019

May 11, 2021

Town of Bellingham
10 Mechanic Street
Bellingham, MA 02019

Re: Michael Galvin

Dear Planning & Zoning Department,

I am writing this letter on behalf of Michael Galvin, the owner and resident of 103 Maple Street in Bellingham, Massachusetts, to support his pursuit of town approval to build a garage on his property. As the owner of 99 Maple Street and a direct abutter of Michael's property, I formally ask that you grant him the necessary permits for his construction.

Over the past year and a half, Michael has gone above and beyond to improve the aesthetics of his home and land. He is attentive and considerate, making him a model neighbor. There is no doubt in my mind that the addition of a garage on his property would positively impact the value and appearance of our neighborhood.

I hope this letter substantiates your decision for the issuance of the appropriate authorizations and approvals Michael seeks. Please do not hesitate to contact me if you require supplemental information, and I thank you for your time and consideration.

Respectfully,

A handwritten signature in cursive script that reads "Amber Soucy".

Amber Soucy, MSN RN
Asoucy2009@gmail.com
413-218-2566

Town of Bellingham
Building Department

RE: Abutters' approval from Occupants of 105 Maple St.

May 10, 2021

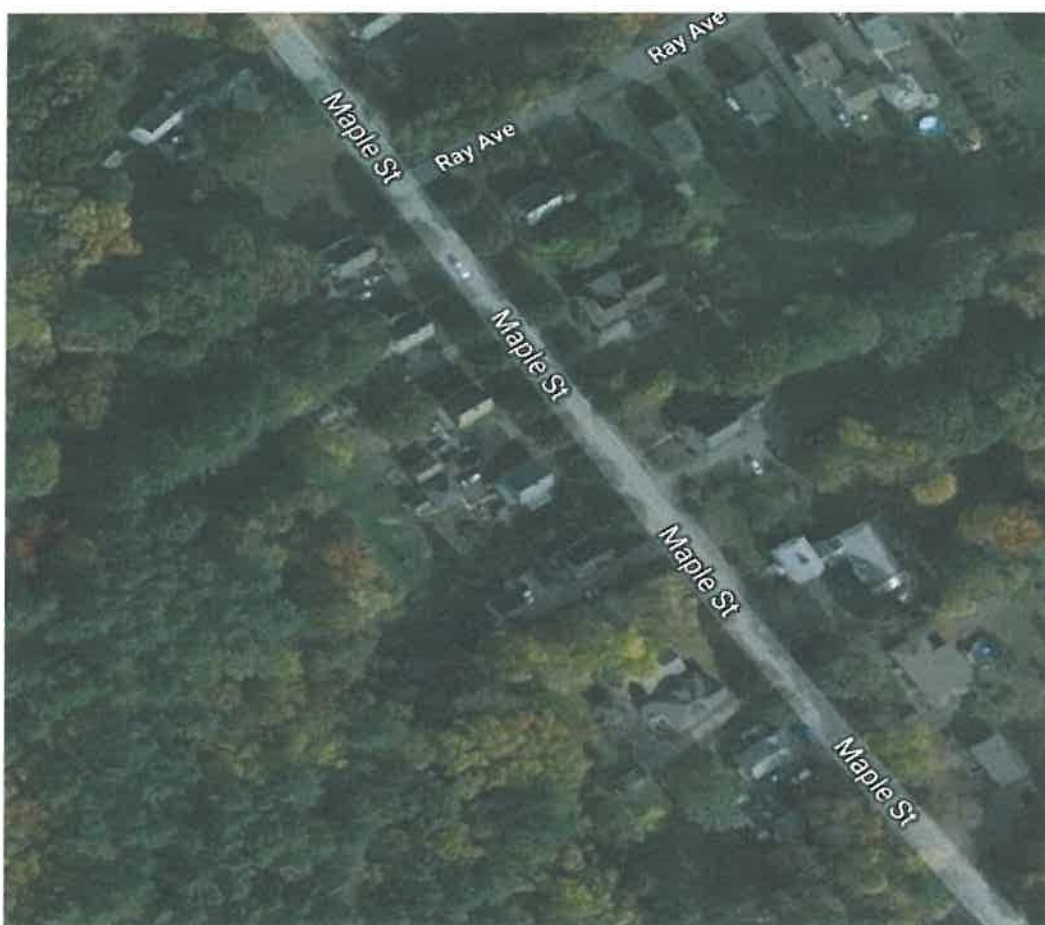
Dear Sirs,

My wife, Marilyn, and I are happy to submit our approval of Michael and Kit Gavin's plans for building a garage at the end of their current driveway at 103 Maple St. It is our opinion that a new garage would be another improvement that this couple will be making to their property. Since the day they arrived they have been working hard to clean up and improve the looks of their property. In no way do we feel a new garage would negatively affect the beauty of our neighborhood, nor negatively affect the value of our property. Just the opposite is true, in our opinion. We both would be in favor of you issuing to the Gavin's the permit that they seek. Thank you for considering our input.

Bradley and Marilyn Frost
105 Maple St., Bellingham, MA
508-944-7640

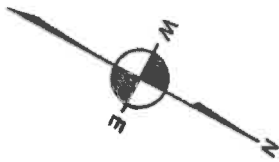
 May 10, 2021
Marilyn Frost

Examples Next to 103 Maple

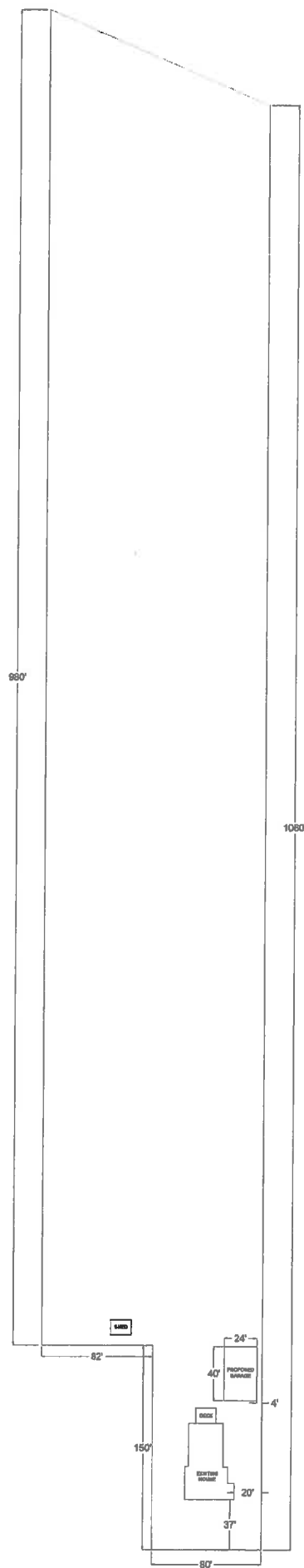


Bellingham





LOT CONFIGURATION BASED ON
ASSESSORS MAP. INSTRUMENT
SURVEY IS RECOMMENDED



103 Maple Street
Bellingham, MA 02019
Deed Ref: 27198/282

Scale: NTS