



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)

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

VARIANCE: (check all that apply)

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

Petitioner: (type/print) Tara A. Damiano

Signature Tara A. Damiano

Email tads@comcast.net

Address 180 Patricia Ave Phone 508-328-9664

Property Owner: SAME as petitioner

Signature _____

Email _____

Address _____ Phone _____

Address of Subject Premises 180 Patricia Ave

If no address, description of
property _____



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Dimensions of Lot:

Frontage: 100

Depth: 100

Area: 10,014

Lot Width: 100

Zoning District(s) subject premises located: R

Assessor's Map: 29 **Lot:** 209

Describe proposed activity:

10x18 shed - proposed

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

yes - single family residence
(8x8 SHED - POOR CONDITION) TO BE REMOVED

Describe the subject premises (terrain, septic system, description of area, etc.) - septic = front

two level; retaining walls; yard topo is challenging

How long have you owned the subject premises? 18+yr.

What is the present use of the subject premises? domicile

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

SEEKING OFFSET RELIEF DUE TO TOPO ISSUES

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.

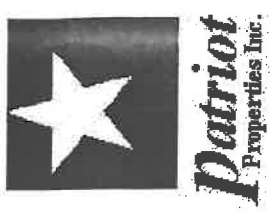
Owner: Sara Damiano
Signature Sara A. Damiano **Date** 10-11-2022

Applicant: _____
Signature _____ **Date** _____

Effective 8/2017

Please note: This application cannot be processed unless initialed by the Town Collector:

Town Collector: _____ **Date:** _____



IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	145,300	2,000	0.230	143,700	291,000		0
							GIS Ref
							GIS Ref
							Insp Date
							04/23/00
Total Card	145,300	2,000	0.230	143,700	291,000	Entered Lot Size	
Total Parcel	145,300	2,000	0.230	143,700	291,000	Total Land	
Source	Market Adj Cost	Total Value per SQ unit /Card	Parcel	Parcel	Parcel	Land Unit Type	

SKETCH

Type	19 - RANCH
Sty Ht	1 - 1
(Liv) Units	1
Total	1
Foundation	6 - SLAB
Frame	1 - WOOD
Prime Wall	4 - VINYL
Sec Wall	8 - BRICK VEN
Roof Sinct	2 - HIP
Roof Cover	1 - ASPHALT SH
Color	TAN
View / Desu	
GENERAL INFORMATION	
Grade	C - AVERAGE
Year Blt	1965
Alt LUC	
Jurisdic	
Const Mod	
Lump Sum Adj	

Avg Ht/FL STD			
Prim Int Wall	1	- DRYWALL	
Sec Int Wall		%	
Partition	T	- TYPICAL	
Prim Floors	5	- VINYL/LINO	
Sec Floors	6	- CERAM.TIL	20%

Phys Cond	AV - A
Functional	
Economic	
Special	
Override	

Average		%	%	%	%	33.6%
Total:						33.6%

		Totals	
1	6	3	

SUB AREA

Topic	Percentage
Topic 1	10%
Topic 2	20%
Topic 3	30%
Topic 4	40%
Topic 5	50%
Topic 6	60%
Topic 7	70%
Topic 8	80%
Topic 9	90%
Topic 10	100%

QC	Date	BY
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SUB

3 AREA DETAIL

8

Bermit Jar	Electric	3 - ADEQUATE
Insulation	3 - FULL	
Int vs Ext S		
Heat Fuel	1 - OIL	
Heat Type	4 - RADIANT HW	
# Heat Sys	1	
% Heated	100	% AC 0
Solar HW	NO	Central Vac NO
% Com Wall	0	% Sprinkled 0

Basic \$ / SQ	1	1
Size Adj	1	1
Const Adj	1	1
Adj \$ / SQ	1	1
Other Features	5	5
Grade Factor	1	1
Neighborhood Inf	1	1
LUC Factor	1	1
Adj Total	2	2
Depreciation	7	7

Rate	00	932837	087368	.426	50	0	0000002	0	816	22	Spec	WIA
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yp	Date	Sale Price
	Before	144.57
	Yr/Su Net	119.49

[illegible]

1072	Sketch Area	1,216
1072	Gross Area	

	Total	1216	FinAvg
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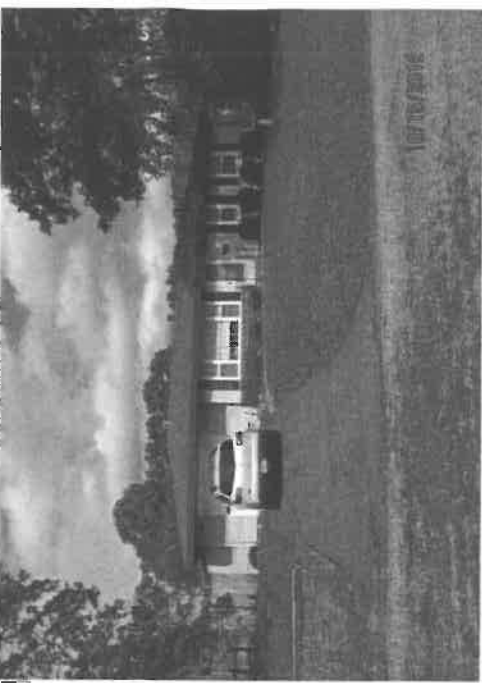
3,785

1072

[illegible][illegible][illegible][illegible]

Unit Price	Year
	1991
	1985
Total	2,000

Fact	NB Fe		Appl Value	
	1.24		80	
	1.24		1.20	

[illegible][illegible]

NOT A N O T
QUITCLAIM DEED A N
OFFICIAL OFFICIAL
COPY COPY

We, WILLIAM B. DONOVAN and IRENE DONOVAN

both of Bellingham, Norfolk County, Massachusetts

in consideration of Two Hundred Forty Seven Thousand Dollars
(\$247,000.00)

grants to TARA A. DAMIANO, of 180 Patricia Drive, Bellingham, MA 02019
of Framingham, Massachusetts

with QUITCLAIM COVENANTS

The land with the buildings thereon situated at 180 Patricia Drive in Bellingham, Norfolk County, Massachusetts, and shown as Lot 138 containing 10,014 square feet of land, more or less, on a plan entitled, "Wethersfield at Bellingham, Bellingham, Mass., owned by East Coast Builders, Inc.", dated February 4, 1960, which is duly recorded in Norfolk County Registry of Deeds in Plan Book 209, Plan 830 of 1960, to which plan reference is made for a more particular description of said Lot 138.

823

FOR TITLE, SEE BOOK 13062, PAGE 275

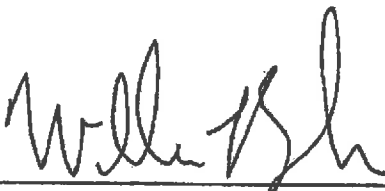
IN WITNESS whereof we have set our hands and seals this 10th day of June, 2004.

DEDHAM
DEEDS REG#17
NORFOLK

06/28/04 2:08PM 01
000000 #4279

FEE \$1126.32

CASH \$1126.32


WILLIAM B. DONOVAN


IRENE DONOVAN

MAILED: TARA DAMIANO
180 PATRICIA DRIVE
Bellingham, MA 02019

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

Commonwealth of Massachusetts

Middlesex, ss.

Date: June 10, 2004

Before me, the undersigned notary public, personally appeared the above-named William B. Donovan and Irene Donovan, proved to me through satisfactory evidence of identification, which was ☐ through personal knowledge ☐ by oath of a credible witness unaffected by the transaction who personally knows the signatory and is personally known to the undersigned notary public ☒ picture ID to wit Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose

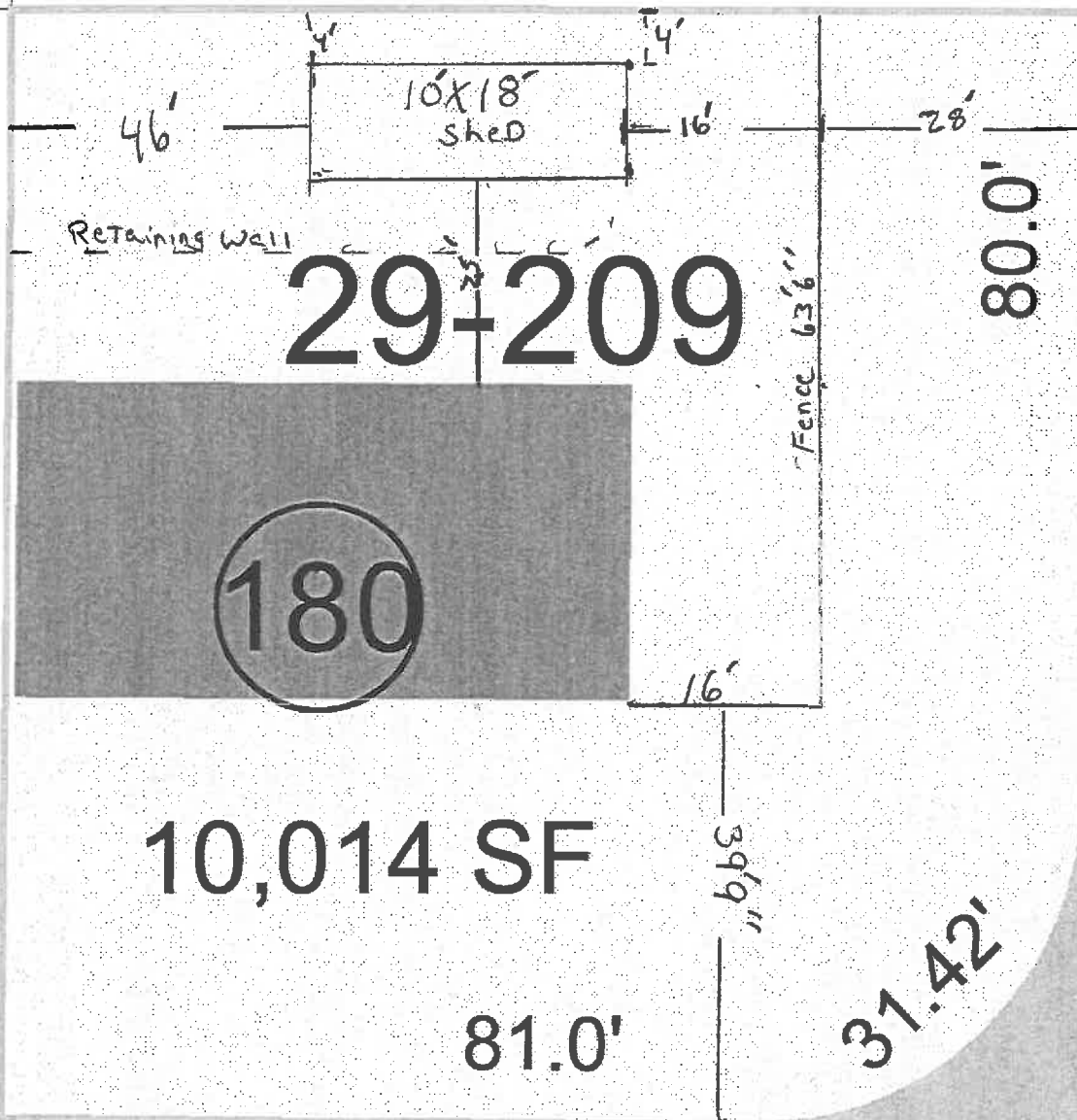
SEAL



Donna E. Smith
Notary Public
My Comm'n Exp: 11/24/06

10,014 SF

101.0'



THERESA RD