

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) **Jon M. and Marjorie Turner Hollman**
Signature *Jon M. and Marjorie Turner Hollman*
Email holljmt@gmail.com
2. Address 38 Victor St Phone 508-613-6534
3. Property Owner **Jon M. and Marjorie Turner Hollman**
Signature *Jon M. and Marjorie Turner Hollman*
Email holljmt@gmail.com
4. Address 38 Victor Street Phone 508-613-6534
5. Address of Subject
Premises 38 Victor Street

If no address, description of
property _____

6. Dimensions of Lot:
Frontage 90 Depth 100
Area 5000 Lot Width 50

RCV NOV 10 '22 AM 10:19
BELLINGHAM TOWN CLERK

7. What zoning district(s) is the subject premises located? Agricultural
8. Assessor's Map 69 Lot 28A
9. Describe proposed activity:
site a 24x30 one story garage encroaching on setbacks
leaving room for septic upgrade, disabled parking,
and future disabled entry ramps.
10. Cite (sub) section(s) of the Zoning Ordinance under which application is made:
240-40 intensity of use schedule, minimum setbacks
11. Are there any buildings on the premises (if so, please describe them including their dimension)?
26x26 single family residence
12. Describe the subject premises (terrain, septic system, description of area, etc.)
flat, well drained 50' x 100' esker hilltop
lot with unimproved leach basin recently pumped
13. How long have you owned the subject premises? disabled,
40 years
14. What is the present use of the subject premises? single family residence
15. State grounds for the special permit/variance or appeal – please be specific (use separate sheet if necessary).

Place detached garage within 3 ft of property line to
provide safe storage and parking for disabled household,
having space and height for rehabilitation equipment. (see note 1)

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: Jon M. and Marjorie Turner Hollman

Signature [Signature] Date 11/11/2022

Applicant: Jon M. and Marjorie Turner Hollman

Signature [Signature] Date 11/11/2022

Effective 8/2017

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

1- Siting a garage and future septic will not fit this lot
without this necessary encroachment on lot lines

Jon M. & Marjorie Turner Hollman
38 Victor St
Bellingham, MA 02019-1840
508-613-6534

Town of Bellingham Zoning Board
10 Mechanic St
Bellingham MA 02019

11 Nov. 2022

Dear Board Members,

This is a disabled household and we struggle to make the existing 1.5 story residence and small lot work safely for our needs. We cannot remain in the house unless ADA upgrades are performed to enable first floor living, including ADA ramping which will preclude parking two vehicles in the existing carport. Alternate storage is needed for the tools and gear currently stored in the first floor of the house.

We respectfully request a variance of residential lot setbacks at our primary residence, 38 Victor St, to site a 24x30 garage within three feet of side and rear lot lines.

Optimizing use of this tiny 50x100 nonconforming lot is critical to enable future septic upgrade, ADA ramping, and safe parking and storage access

With very low ceilings in the current residence there is no place to put necessary physical therapy equipment that requires at least 7'6" headroom. A two car single story garage with half the space used for physical therapy equipment is necessary for us to remain in our residence in Bellingham. The balance will be used for winter auto storage and accessible storage of tools that cannot remain in the current house.

Neighbors' parking and land use will not be obstructed.

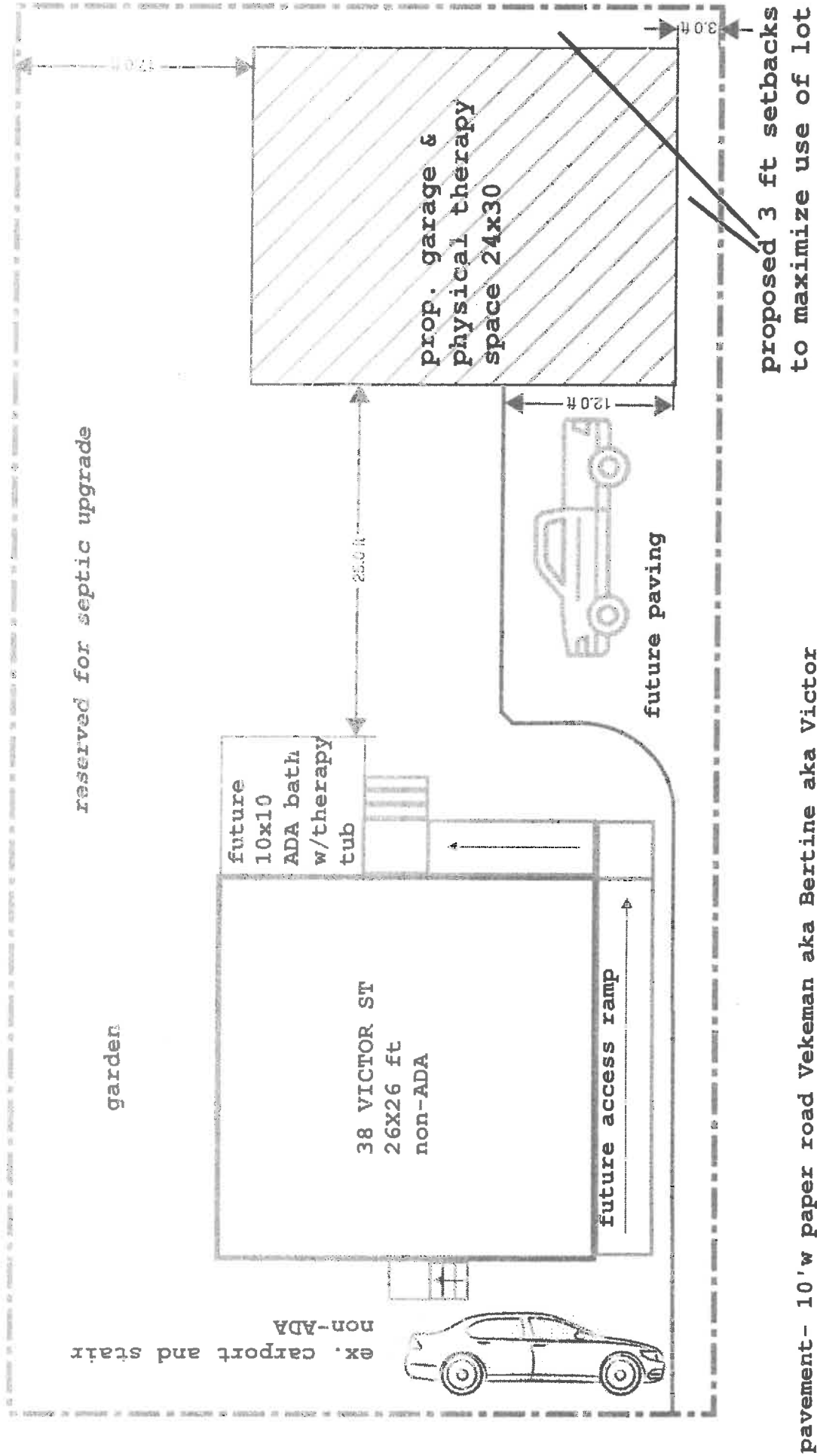
The West side lot line is a paper road, Victor St, used by three households (38 Victor, 43 Bertine, 50 Bertine), for shared parking, snowplow snow storage, and turnaround space for delivery vehicles. This usage will continue unimpeded.

The South rear lot line is an extremely steep, heavily wooded down slope. No abutting sight lines will be impacted.

Garage finishes will be wood siding over either wood framing or cinder block construction, on a concrete thickened- slab foundation, in accordance with codes.

Thank you for your consideration of this necessary variance to enable construction that will allow us to remain in our residence. We hope to remain in Bellingham and continue a forty year record of aiding the town with the historical commission and anniversary reports, development of open space, local news reporting, and other venues.

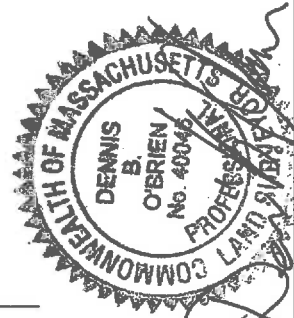
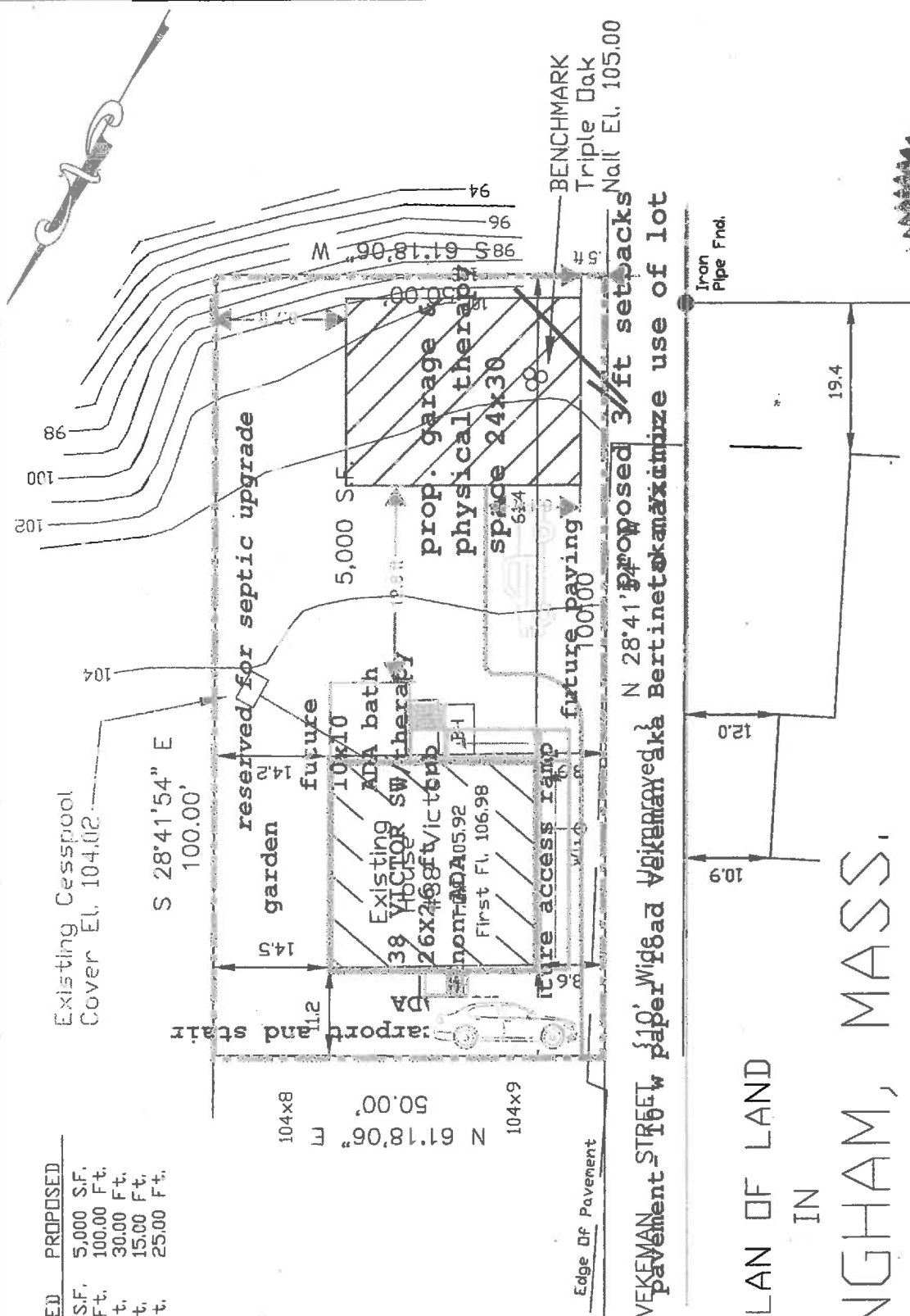
38 VICTOR STREET, A 50' X 100' LOT- PROPOSED CONDITIONS (ENLARGED N.T.S.)



38 VICTOR STREET, A 50' X 100' LOT- PROPOSED CONDITIONS TO SCALE (SEE ENLARGEMENT)

Zoning: AGRICULTURAL

REQUIRED	PROPOSED
Area	80,000 S.F.
Frontage	200.00 Ft.
Front Yard	30.00 Ft.
Side Yard	15.00 Ft.
Rear Yard	25.00 Ft.



Dennis B. O'Brien P.L.S.

PLAN OF LAND IN BELLINGHAM, MASS.

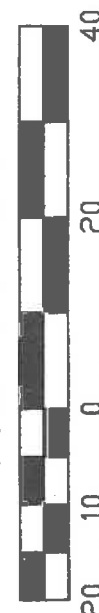
Norfolk County

Scale: 1" = 20' March 21, 2009

Dennis B. O'Brien P.L.S.

11 Concord Street Franklin, Mass. 02038

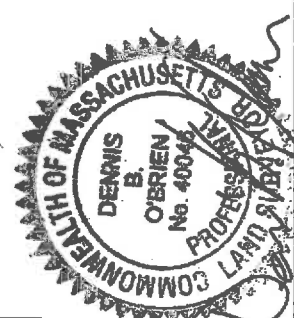
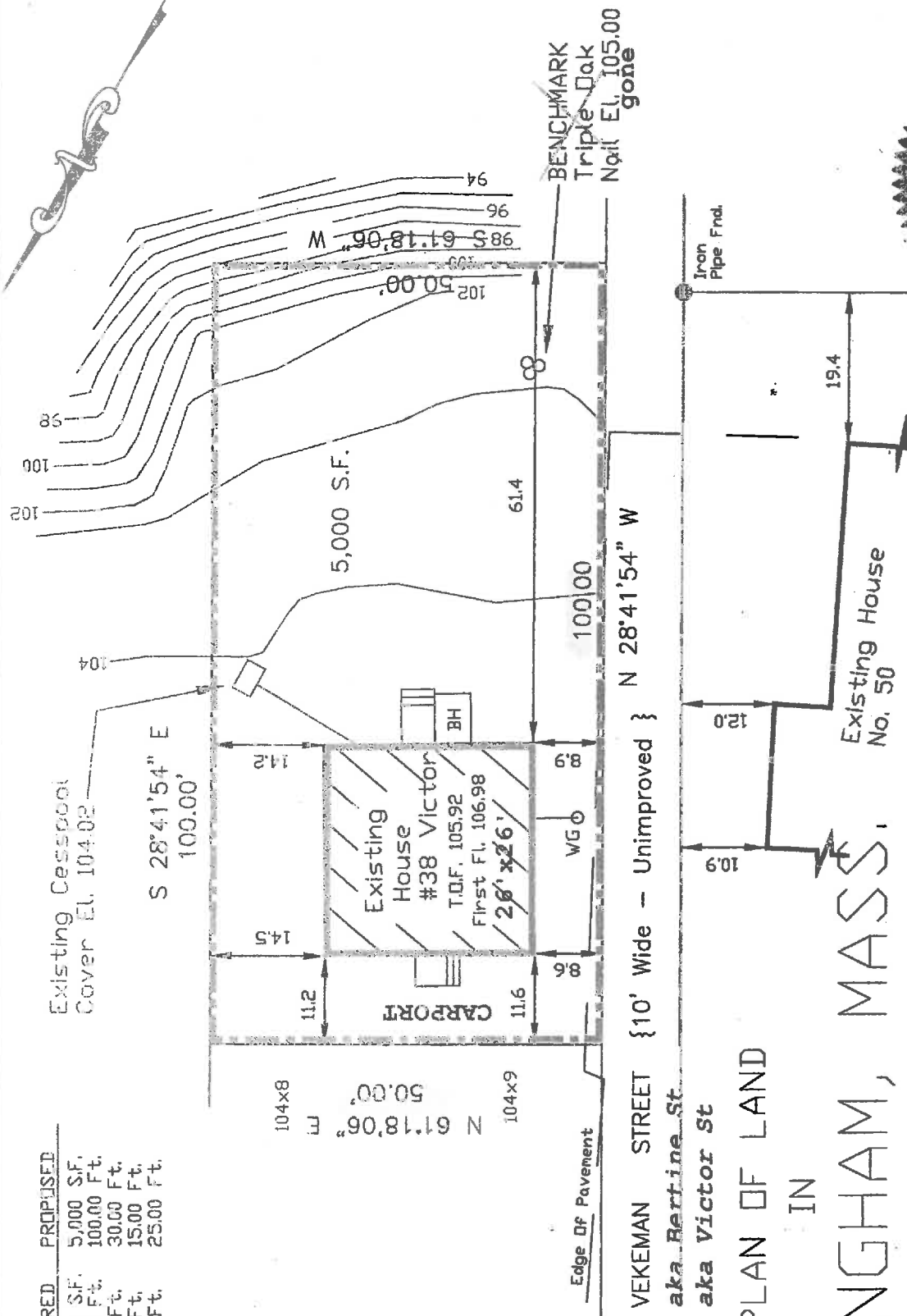
(508) 541 - 0048



38 VICTOR ST- EXISTING CONDITIONS

Zoning: AGRICULTURAL

REQUIRED	PROPOSED
Area	90,000 S.F.
Frontage	200.00 Ft.
Front Yard	30.00 Ft.
Side Yard	15.00 Ft.
Rear Yard	20.00 Ft.



Dennis B. O'Brien P.L.S.

PLAN OF LAND IN

BELLINGHAM, MASS.

Norfolk County

Scale: 1" = 20' March 21, 2009

Dennis B. O'Brien P.L.S.

11 Concord Street Franklin, Mass. 02038

(508) 541 - 0048



10.100-21

7,440 SF

69-22+
2,292 AC

69-37
12,500 SF



69-35
5,000 SF

69-31
5,225 SF

PARENTEAU

69-21A
7,460 SF

7,460 SF

BALLARD

69-47

8,730 SF

HOLLMAN #38 VICTOR STREET

69-28A
5,000 SF

BRODERICK

proposed
30x24 garage

69-72
13,790 SF

69-20
8,000 SF

69-53
4,890 SF

69-50
12,500 SF

69-54
9,540 SF

69-55
5,500 SF

LAKEVIEW AVE

3+ SF

EASE

EASE

EASE

69-21
6,020 SF

44

45

41

35

33

31

39

50

38

51

55

49

20

48

27

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1