



## TOWN OF BELLINGHAM

OFFICE OF THE

*Zoning Board of Appeals*

10 Mechanic Street

Bellingham, Massachusetts 02019

508-966-5820 or 508-966-5821 Fax 508-966-5844

[www.bellinghamma.org](http://www.bellinghamma.org)

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TOWN OF BELLINGHAM

2020 MAY 13 A 10:44

OFFICE OF THE  
TOWN CLERK

June 4, 2020

**Meeting Location: Remote Access**

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. Town Hall is closed to the public. Board members will participate remotely. This meeting will be accessible to the public via the Zoom online option which can be found on the town website.

May 13, 2020

### Public Hearing

The Bellingham Zoning Board of Appeals will hold a Public Hearing on June 4, 2020 at 7:00 PM remotely via the zoom online option for the request of a variance (Section 240-40, Intensity of Use Schedule), to construct a 10 x 14 shed that has insufficient setback from the property line at 90 Newland Avenue, Bellingham, MA, Assessor's Map 83 Lot 61. This property is zoned Residential.

Applicant and owner is Susan Amendola, 90 Newland Avenue, Bellingham, MA. The application may be viewed online at [www.bellinghamma.org](http://www.bellinghamma.org) on the Zoning Board page. Anyone wishing to be heard shall attend the public hearing via the zoom online option.

*Brian Wright*  
Brian Wright  
Chairman

2020 MAY 12 P 12: 12

OFFICE OF THE  
TOWN CLERK

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**

- |   |   |  |
|---|---|--|
| <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 |

3. ☒ **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           |                                       |  |

1. Petitioner  
(type/print) Susan Amendola  
Signature \_\_\_\_\_  
Email samendola@msn.com
2. Address 90 Newland Ave Phone 774-278-0612
3. Property  
Owner Susan Amendola  
Signature \_\_\_\_\_  
Email samendola@msn.com
4. Address Same as owner Phone same
5. Address of Subject  
Premises Same as owner  
  
If no address, description of  
property \_\_\_\_\_
6. Dimensions of Lot:  
Frontage 298.99' Depth 272.26'  
Area 5.15 acres Lot Width \_\_\_\_\_

7. What zoning district(s) is the subject premises located? Res.
8. Assessor's Map 0083 Lot 0061
9. Describe proposed activity:  
Placing a 10'x14' shed within 3 ft of side setback. Please see attached.
10. Cite (sub) section(s) of the Zoning Ordinance under which application is made:  
Section 240-40
11. Are there any buildings on the premises (if so, please describe them including their dimension)?  
House w/attached garage, 1 pre-existing shed (rotting) on edge of woody marsh.
12. Describe the subject premises (terrain, septic system, description of area, etc.) 5.15 acre heavily wooded, marshy, odd shaped lot with Town water/sewar.
13. How long have you owned the subject premises?  
6.5 yrs
14. What is the present use of the subject premises? Primary residence
15. State grounds for the special permit/variance or appeal – please be specific (use separate sheet if necessary).  
Requesting to place new shed within 3 ft of side property line in order to provide close proximity to house for use by disabled housemate for storage of belongings and tools. Please see attached for more details.  
 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: Susan Amendola

Signature Susan Amendola Date 5/4/20

Applicant: Susan Amendola

Signature Susan Amendola Date 5/4/20

Effective 8/2017

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

Town Collector: \_\_\_\_\_ Date: \_\_\_\_\_

Susan Amendola  
90 Newland Ave  
Bellingham, MA 02019  
[samendola@msn.com](mailto:samendola@msn.com) 774-278-0612

May 5<sup>th</sup>, 2020

Zoning Board  
Municipal Center  
10 Mechanic St  
Bellingham, MA 02019

Dear Board Members:

I am writing to request a variance to allow me to place a 10'x14' shed within 3 feet of my side property line.

My goal is to provide easily accessible storage for some of the tools, equipment, and assorted belongings of my partner, who has lived with me for the past few years. He is an amputee who has bouts of limited mobility due to vascular problems to his residual limb. For the most part, he is fully ambulatory, but with pain, making walking frequently uncomfortable. I'd like to be able to place this shed so that it is easily accessible for him from the garage/house. He enjoys helping with yard work and home improvement projects when he's able and would benefit from having the equipment accessible. Currently, I'm storing some of these items under my back deck, which doesn't provide adequate protection from the elements. I'm limited in other options for placement of the shed because of the wetness and terrain of my yard.

My neighbor on that side, Roseanne Lavergne, has given her blessing to the project, and I'd also be happy to make sure that the shed is installed in a way that it could be moved in the future should the need arise.

Please refer to the included attachments for illustration and please call with any questions (or suggestions) you might have.

Thank you very much for considering my request.

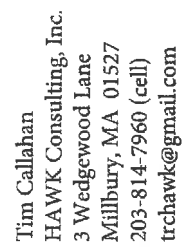


Susan Amendola

## Fence location

Write a description for your map.







A survey diagram showing a curved boundary line (solid blue) and a dashed black line. A red line runs diagonally from the top left. A point on the red line is labeled 'ok.s'. Two points on the curved boundary are marked with circles and labeled 'rbr.f'. A vertical line on the right is labeled 'WOOD RAIL' and 'EXIST FENCE'. A point on the vertical line is marked with a circle and labeled 'IRON PIPE FOUND'. A point at the bottom right is marked with a circle and labeled '21'.

**REBAR FOUND**

**REBAR FOUND**

**IRON PIPE FOUND**

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