

# TOWN OF BOURNE

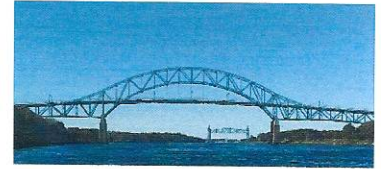
## *Board of Appeals*

Bourne Town Hall

24 Perry Avenue

Buzzards Bay, MA 02532

Phone: (508) 759-0600 ex. 1345 Fax: (508) 759-0611



### MEETING NOTICE OF

Zoning Board of Appeals

Wednesday, November 7, 2018 at 7:00 PM

Bourne Town Hall, Lower Conference Room, 24 Perry Ave, Buzzards Bay

### AGENDA ITEMS

#### I. Approval of meeting minutes

**II. 4 & 6 MacArthur Blvd Variance 2016-V21 Requesting an Extension** of a Variance per section 2500 of the Bourne Zoning Bylaw, under M.G.L., Ch. 40A, Sec.9 to permit the construction of a convenience store more than thirty-five (35') feet in height for a post-construction height of thirty-eight and one half (38.5') feet.

**III. 26 Shore Road** Special Permit **2018-SP12** Requesting Special Permit per section 4120-4123 of the Bourne Zoning Bylaw, under M.G.L., Ch. 40A, Sec. 9 to construct a two-bedroom accessory dwelling above a detached garage in an R-40 zone.

**(Continued from 9.19.18)**

**IV. 101 & 105 Williams Ave** Special Permit **2018-SP15** A Supportive Finding under M.G.L., Ch. 40A, Sec. 9 and the Bourne Zoning Bylaw Sections 1330, 2300, 2400, and 2500 to extend and alter pre-existing non-conforming land by adjusting the property line to increase the frontage of 101 Williams Avenue (Lot 26A) from 83.52' to 91.52' and reduce the frontage of 105 Williams Avenue (Lot 27A) from 80' to 72'; and to decrease the lot size of 101 Williams Avenue (Lot 26A) from 7,400± square-feet (SF) to 7,000± SF and to increase the lot size of 105 Williams Avenue (Lot 27A) from 9,100± SF to 9,600± SF.

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**V. 2 Sir Lancelot Dr.** Special Permit **2018-SP16** Requesting Special Permit under M.G.L., Ch. 40A, Sec. 9 and the Bourne Zoning Bylaw Sections 1330 and 4120 to construct a 420± square-foot single-story addition to contain an accessory dwelling.

**VI. 424 Barlows Landing Rd.** Variance **2018-V17** Requesting a variance 2018-V17 under M.G.L., Ch. 40A, Sec. 9, from the Bourne Zoning Bylaw Section 2500 to exceed side setback (15' required) by 3.85 feet. Proposed addition would have a final setback of 11.15 feet.

**VII. 165 Jefferson Rd.** Special Permit **2018-SP18** Requesting Special Permit #2018-SP18 under M.G.L., Ch. 40A, Sec. 9 and the Bourne Zoning Bylaw:

*Sections 1330; 2320; 2450, 2500:* Supportive finding that the alteration of an existing single-family structure and construction of a new non-conforming single-family structure is not substantially more detrimental than the original structure to the neighborhood;

*Section 2457:* for a departure from the requirement of table 2456 to construct a single-family dwelling and such departure will be within the 10% allowable Gross Floor Area and Lot Coverage.

**Old Business**  
**New Business**  
**Public Comment**