

TOWN OF BOURNE

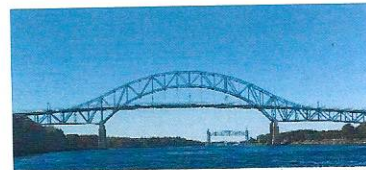
Board of Appeals

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, December 19, 2018 at 7:00 PM

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

AGENDA ITEMS

I. Approval of meeting minutes

II. 165 Jefferson Rd. Special Permit **2018-SP18** Requesting Special Permit 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.

(Continued from 11.7.18)

III. 49 Monument Neck Rd. Variance **2018-21V** Requesting Variance under M.G.L., Ch. 40A, Sec. 9, from the Bourne Zoning Bylaw Section 2500 to exceed front yard setback (30' required) by 6.6 and 6.8 feet. Proposed dwelling would have a final setback of 23.4 feet on northwest corner and 23.2 feet on the southwest corner.

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IV. 50 Pequot Ave. Special Permit 2018-22SP Requesting a Special Permit under M.G.L., Ch. 40A, Sec. 9 and the Bourne Zoning Bylaw under sections 1330 and 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 Lot Coverage; and a supporting Finding under section 2300 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.

V. 5 Snow Circle Appeal of Building Inspector's Decision 2018-A23 Request to appeal the Building Inspector's decision under M.G.L. Chapter 40A, Section 8; the Bourne Zoning Bylaws sections 2660 and 2670. The applicant is appealing the decision of the Building Inspector of denying an amended permit application to move the existing kitchen from the first floor to the second floor of a single-family dwelling.

VI. 3 Mill Pond Circle Variance 2018-V24 Requesting a variance under M.G.L., Ch. 40A, Sec. 9, from the Bourne Zoning Bylaw Section 2500 for an existing undeveloped lot that does not meet the minimum lot area requirements for a residential lot located a Residential 40 (R-40) District.

VII. 101 & 105 Williams Ave Special Permit 2018-SP15 Requesting 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.
(Continued from 11.7.18)

VIII. 424 Barlows Landing Rd. Variance 2018-V17 Requesting a variance 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.
(Continued from 11.7.18)

Old Business
New Business
Public Comment