

2024- V03

BOURNE TOWN CLERK
APR 22 22 PM 2:41

Town of Bourne
Zoning Board of Appeals
PETITION FOR VARIANCE FROM THE BOURNE ZONING BYLAW
Under Massachusetts General Laws, Chapter 40A, Section 10

Date: 4-22-24

1. Applicant Full Name: JOHN Wagner
2. Mailing Address: 22 Rip Van Winkle Way
3. City/State/Zip: Buzzards Bay MA 02532
4. Telephone: 508930 1194 Email: John@brushstrokesma.com
5. Property Owner Full Name (if different): Same
6. Mailing Address: _____
7. City/State/Zip: _____
8. Telephone: _____
9. Property Affected Address: 22 Rip Van Winkle Way
10. Village/Section of Town: Buzzards Bay
11. Zoning District: R40 Map: 19.3 Parcel 114 Book: 56 Page: 119
12. Dimensions of Lot: 80' 80' Area: 2944
(Frontage) (Minimum Average Width) (Square Feet)
13. What section(s) of the Zoning Bylaw are you seeking a Variance from: _____
[Refer to Section Number(s)]
14. Describe briefly the nature of your request: Replace existing porch
with Farmers Porch

Petition of Variance (continued)

15. Generally state or attach information necessary to answer the following:

- a) What conditions relating to the soil conditions, shape or topography of the land affect this parcel of land but are not affecting the zoning district in which the parcel is located?

nothing impacting parcel of Land

- b) How would substantial hardship, financial or otherwise be imposed on the petitioner or applicant by literal enforcement of the Zoning Bylaw?

none

- c) Why would the requested variance not be substantially detrimental to public good?

Improvement to structure - visually appealing to the neighborhood

- d) Why would the requested variance not nullify or substantially derogate from the intent or purpose of the Zoning Bylaws?

minimal encroachment to the street and no additional encroachment to side yards

16. Supporting Documents: (Check what documents are included)

Bourne Assessors Map:



Plot/Site Plan:



Building Plan:



List of Abutters



Other: image of proposed porch

Directions to the site

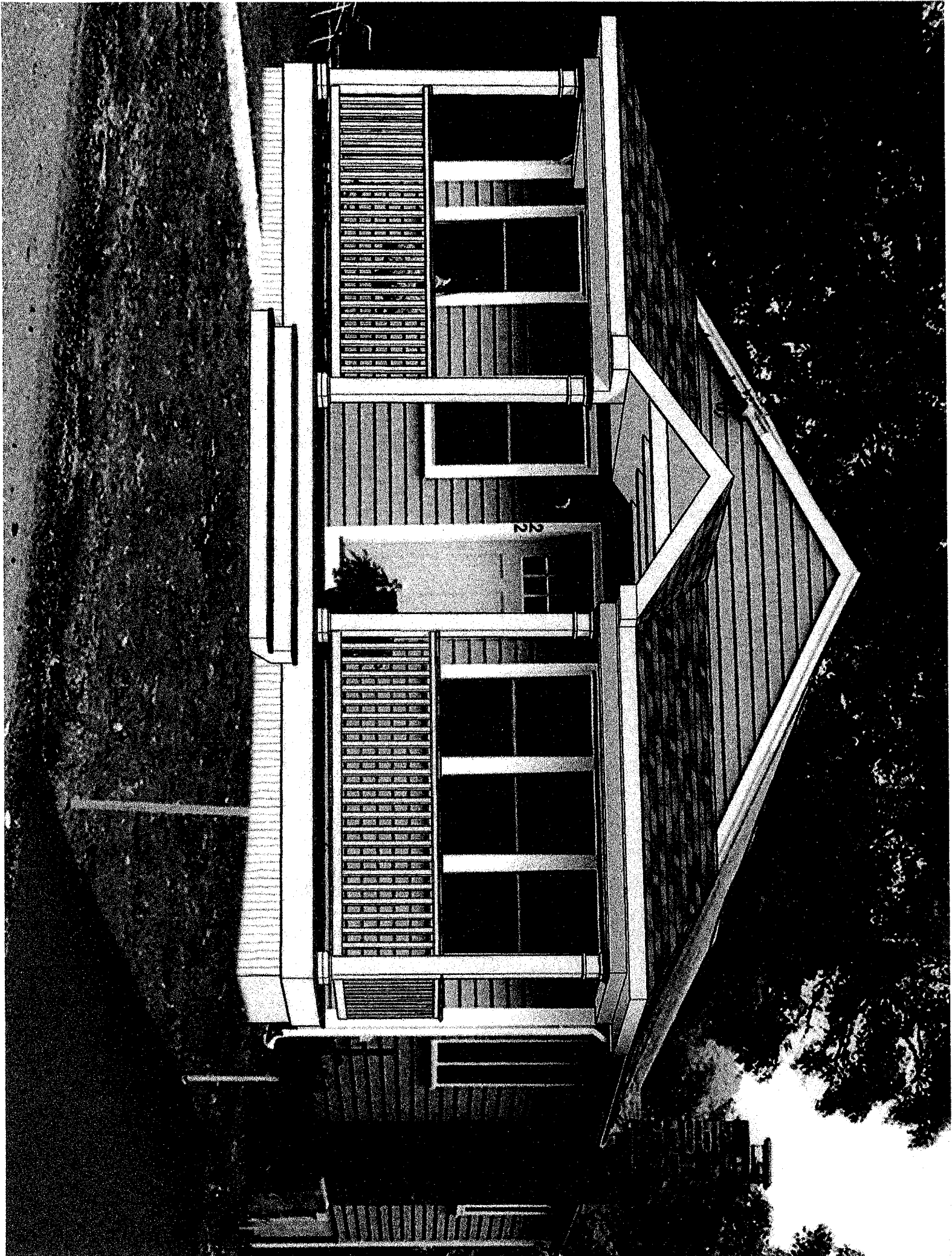


Lot Coverage/Gross Floor Area Worksheet: _____

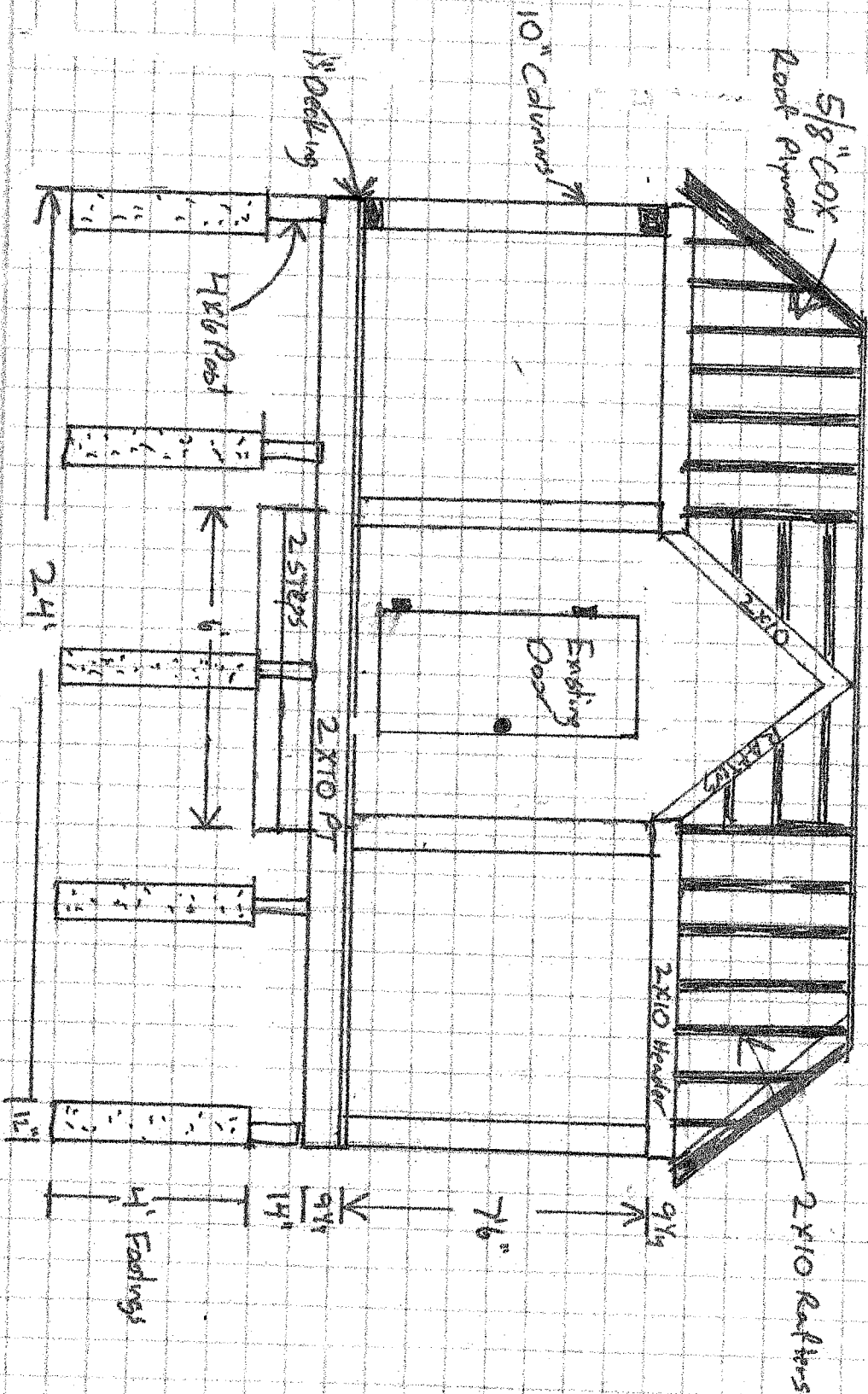
Petitioner Signature: _____

Date: _____

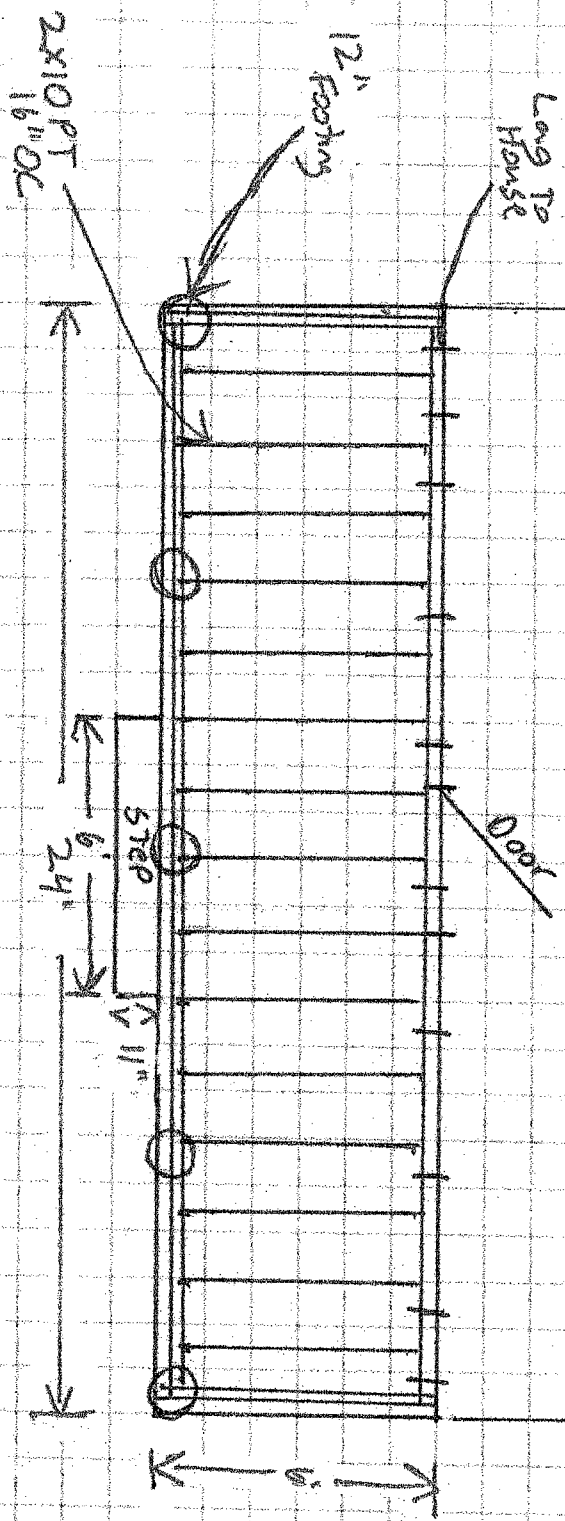
4-21-24



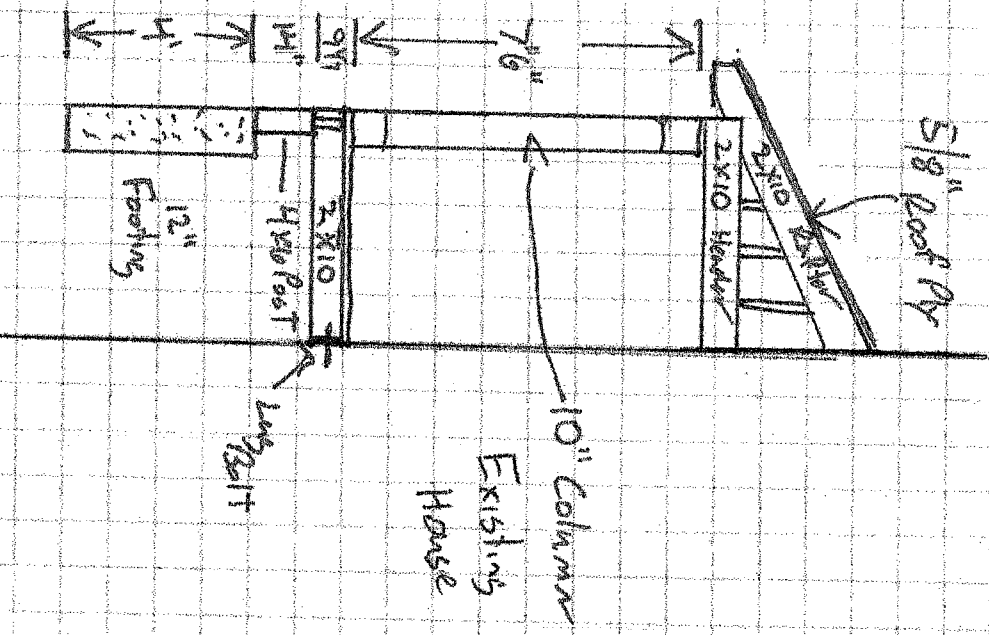
Buzzards Bay, MA 02532



22 Rip Van Winkle Way
Buzzards Bay, MA 02532



22 Rip Van Winkle Way
Buzzards Bay, MA 02532



**Bourne Town of
to 22 Rip van Winkle Way**

5 min

1.4 miles

IRS reimbursement: **\$0.94**



Head toward Main St on Perry Ave. Go for 0.1 mi.

Then 0.1 miles



Turn left onto Main St. Go for 0.8 mi.

Then 0.8 miles

Take the 2nd exit from roundabout onto Lincoln Ave. Go for 0.3 mi.

Then 0.3 miles



Turn left onto Nick Vedder Rd. Go for 95 ft.

Then 0.02 miles



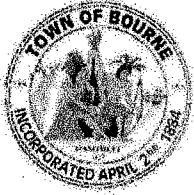
Turn right onto Rip van Winkle Way. Go for 0.1 mi.

Then 0.1 miles



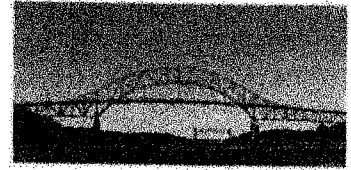
22 Rip van Winkle Way

Buzzards Bay, MA 02532-2940



TOWN OF BOURNE

Board of Assessors
24 Perry Avenue
Buzzards Bay, MA 02532
(508) 759-0600 Ext. 1510



Michael Leitzel, Chairperson
Ellen Doyle Sullivan, Clerk
Donna Barakauskas, Member

Rui Pereira, MAA
Director of Assessing

April 18, 2024

John Wagner
22 Rip Van Winkle Way
Buzzards Bay, MA 02532

Reference: Abutters List for Map 19.3 Parcel 114
Property Address: 22 Rip Van Winkle Way

Pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 11, as amended, this is to certify that the enclosed names and addresses constitutes all of the abutters to abutters within 300 feet of the subject property on the most recent tax list of the Town of Bourne. The purpose of the abutters list is for an application for a Variance from the Zoning Board of Appeals.

Abutting properties are: Map 19.3 Parcels 63, 65, 112, 113, 115, 116, 118, 120, 122, 124 & 125.

Your filing fee of \$25.00 has been received by the Assessors Office.

Please be advised that this abutters list is only good for 30 days from the date on this letter. Expired abutters list can be recertified for an additional filing fee.

See enclosed Data Base Inquiry Forms for abutters mailing addresses.

Board of Assessors

List Enclosed

Ellen Doyle Sullivan
Donna Barakauskas
Michael Leitzel

Extract: ABUTTERS LIST
Database: LIVE
Filter: Key IN 3501,3503,3546,3547,3549,3550,3551,3552,3553,3555,3556

Report #24: Owner Listing Report
Fiscal Year 2025

Bourne MA

Key	Parcel ID	Owner	Location	Lot/CI	Bk-Pgt-Cert ID	Mailing Street	Mailing City	ST	Zo-Code/County
3501	19.3-55-0	CHAVES LUIS M ETUX IRONDINA F CHAVES	75 RIP VAN WINKLE WAY	N 1010	233090304	4 A THERTON RD	HUDSON	MA	01749-3701
3503	19.3-55-0	QUELLETTE EDWARD J III	78 RIP VAN WINKLE WAY	N 1010	35199288	106 ANGELL ST	WOONSOCKET	RI	02895
3546	19.3-112-0	BRESNAN JOANNE M	16 RIP VAN WINKLE WAY	N 1010	020150174	16 RIP VAN WINKLE WAY	BUZZARDS BAY	MA	02532-2940
3547	19.3-113-0	MACLEOD GEORGE E III	18 RIP VAN WINKLE WAY	N 1010	35525154	18 RIP VAN WINKLE WAY	BUZZARDS BAY	MA	02532
3549	19.3-115-0	TRIBOU ROSALIE E	28 RIP VAN WINKLE WAY	N 1090	155563	28 RIP VAN WINKLE WAY	BUZZARDS BAY	MA	02532-2840
3550	19.3-116-0	DANGELO PAUL R	2 SLEEPY HOLLOW LN	N 1010	622352	2 SLEEPY HOLLOW LANE	BUZZARDS BAY	MA	02532
3551	19.3-118-0	REYNOLDS JOSEPH L JR & HELEN E REYNOLDS TRS REYNOLDS FAMILY	6 SLEEPY HOLLOW LN	N 1010	19014324	6 SLEEPY HOLLOW LANE	BOURNE	MA	02532
3552	19.3-120-0	PERKINS HARVEY MARK	19 STUDIO DR	N 1300	034050013	164 BEACH ST	FOXBORO	MA	02035-1054
3553	19.3-122-0	TOWN OF BOURNE	15 STUDIO DR	N 9320	26551203	24 PERRY AVE	BUZZARDS BAY	MA	02532
3555	19.3-124-0	BLANCHARD ANDRE A	7 VAN BUMMEL RD	N 1010	33102128	7 VAN BUMMEL RD	BUZZARDS BAY	MA	02532
3556	19.3-125-0	SIVONEN BENJAMIN	5 VAN BUMMEL RD	N 1010	3577963	5 VAN BUMMEL RD	BUZZARDS BAY	MA	02532

Total Records 11