

Town of Bourne  
Zoning Board of Appeals

**APPLICATION FOR SUPPORTIVE FINDING FOR PERMISSION  
TO EXTEND OR ALTER A PRE-EXISTING NON-CONFORMING STRUCTURE  
OR USE** under Section 1331, Section 2320

and/or

**APPLICATION FOR SPECIAL PERMIT** under Section 2450 of the Bourne Zoning  
Bylaw and under Massachusetts General Laws, Chapter 40A, Section 9

Date: 3/27/24

1. Applicant Full Name: GEORGE DOHERTY
2. Mailing Address: 63 CENTRE STREET
3. City/State/Zip: DOVER, MA 02030
4. Telephone: 607/733-4648 Email: GIDOHERTY@CHINSURANCE.COM
5. Property Owner Full Name (if different): —
6. Mailing Address: —
7. City/State/Zip: —
8. Property Affected Address: 22 SAGAMORE RD
9. Village/Section of Town: SAGAMORE BEACH
10. Zoning District: R40 Map: 4.1 Parcel 149 Book: 19895 Page: 84
11. Dimensions of Lot: 70' 70' Area: 10,535  
(Frontage) (Minimum Average Width) (Square Feet)
12. Describe specifically the nature of your request:

FULL REDEMPTION/RE-BUILD OF AN EXISTING ONE-FAMILY  
DWELLING RESULTING IN UPWARD AND LATERAL EXPANSIONS  
OF AN EXISTING NON-CONFORMING STRUCTURE.

Application for Special Permit (continued)

13. Generally state or attach information necessary explaining what impact, if any, granting the Special Permit will have upon pedestrian and vehicular flow and safety.

THE PROPOSED PROJECT WILL HAVE NO ADVERSE EFFECTS ON  
PEDESTRIAN OR VEHICULAR FLOW AND MAY IMPROVE IT WITH THE SITE'S  
PROPOSED PARKING EXPANSION.

14. Generally state or attach information explaining what impact, if any, granting the Special Permit will have upon the adequacy of utilities and other public services.

THE GRANTING OF THIS SPECIAL PERMIT WILL HAVE NO IMPACT  
ON UTILITIES OR PUBLIC SERVICES.

15. Generally state or attach information explaining what impact, if any, granting the Special Permit will have upon the natural environment.

WITH NO WORKING IN BUILDING FOOTPRINT AND AN ACTUAL DECREASE  
IN LOT COVERAGE, GRANTING THE SPECIAL PERMIT WILL HAVE  
NEGLECTIBLE IMPACT ON THE NATURAL ENVIRONMENT.

16. Generally state or attach information explaining what impact, if any, granting the Special Permit will have upon nearby developed premises.

GRANTING OF THE SPECIAL PERMIT WILL ACTUALLY HAVE POSITIVE  
IMPACTS ON NEARBY/ABUTTING PREMISES, AS THE NEW STRUCTURE  
WILL ROTATE SLIGHTLY TO ALLOW FOR MORE SPACE ON THE NORTH SIDE.

17. Is the property affected in a Water Resource district, and if so, generally state or attach information explaining the contribution, if any, granting the Special Permit will have to the cumulative impact upon public water supplies.

NO



**Application for Special Permit (continued)**

18. Generally state or attach information explain what impact, if any, granting the Special Permit will have upon the Town's needs for year-round housing available for persons of all income levels.

THIS PROJECT WILL TURN A SEASONAL COTTAGE INTO A YEAR-ROUND RESIDENCE,  
AND, THEREFORE, IT WILL ADD ANOTHER YEAR-ROUND HOME TO THE  
TOWN'S HOUSING STOCK.

19. If the application is for an extension or alteration of a non-conforming structure or use, state generally attach information explaining why the extension or alteration will not be substantially more detrimental to the neighborhood than the existing non-conforming use or structure.

THE EXTENSION/ALTERATION WILL CAST NO MORE SHADOW NOR BLOCK MORE VIEW  
THAN THE EXISTING DWELLING. THE USE WILL NOT CHANGE, AND, THEREFORE,  
THE RESULTS HERE WILL NOT BE SUBSTANTIALLY MORE DETRIMENTAL  
THAN THE EXISTING DWELLING.

20. If the application is for a Special Permit to exceed the maximum gross floor area or lot coverage permitted by the Table in section 2456 of the bylaws, please state:

- a) The current gross floor area, in square feet and as a percentage of the lot area:  
2,885 sq. ft. 36.9 %
- b) The maximum gross floor area allowed by the Table, in square feet and as a percentage of the lot area: 2,423 sq. ft. 23 %
- c) The gross floor area after the project is complete, in square feet and as a percentage of the lot area: 2,858 sq. ft. 36.6 %
- d) The current lot coverage, in square feet and as a percentage of the lot area: 2,676
- e) sq. ft. 25.4 %
- f) The maximum lot coverage allowed by the Table, in square feet and as a percentage of the lot area: 2,634 sq. Ft. 25 %
- g) The lot coverage after the project is complete, in square feet and as a percentage of the lot area: 2,592 sq. ft. 24.6 %
- h) What is the "good and sufficient cause" such that the failure to grant the increase/departure from the Table would result in exceptional hardship to the applicant, or what is the conflict with existing laws.
- i) State the minimum increase/departure from the Table that will afford the applicant relief from the hardship, or from a conflict with existing laws: NO INCREASE
- j) Gross floor area: 27 sq. ft.    % (DECREASES)  
Lot coverage:    sq. ft. 1.8 % (DECREASES)

**Application for Special Permit (continued)**

21. Attach the "Nonconforming Lot Coverage Worksheet" with the necessary calculations for maximum floor area, maximum lot coverage and maximum building height as defined by the table detailed in Section 2456, signed by the Town Planner or his/her designee.

22. Supporting Documents: *(Check what documents are included)*

Bourne Assessors Map ☒ Plot/Site Plan ☒

Building Plan ☒ List of Abutters ☒ Other: EXTERNAL ELEVATIONS

Directions to the site ☒

Gross Area/Lot Coverage Worksheet: ☒

Applicant Signature: \_\_\_\_\_

George F. Chutz III

Date: March 15, 2024

2456. Table

Nonconforming Lot Size (square feet)	Maximum Gross Floor Area To Lot Area	Maximum Lot Coverage	Maximum Building Height
Less than 6,000	25%	25%	25 feet
6,000 to 7,000	25%	25%	26 feet
7,001 to 8,000	24%	25%	27 feet
8,001 to 9,000	24%	25%	28 feet
9,001 to 10,000	23%	25%	29 feet
X 10,001 to 11,000	23%	25%	30 feet
11,001 to 12,000	22%	24%	31 feet
12,001 to 13,000	22%	23%	32 feet
13,001 to 14,000	21%	22%	33 feet
14,001 to 15,000	21%	21%	34 feet
15,001 or more	20%	20%	35 feet

2457. **Departure.** The Board of Appeals may for "good cause" grant a Special Permit for departure from the requirements of Table 2456 but only in the case of Maximum Gross Floor Area and Maximum Lot Coverage in either case provided that all the following are shown:

Good and sufficient cause; Failure to grant the departure would result in exceptional hardship to the applicant; or conflict with existing laws.

*The departure must be the minimum necessary to afford relief and not exceed an increase greater than ten percent (10%) of the calculated area.*

Example: Lot Size 10,000 s.f. x 23% = 2300 s.f. (GFA allowed).

Maximum relief allowed upon evidence of exceptional hardship. 2300 s.f. x 10% = 230 s.f.

Total GFA = 2530 s.f.

**\*PLEASE REFER TO KERRY DESIGN SHEETS SF0, SF1, SF2 & SF3 (DATED MARCH 15, 2024) AND THE SITE PLAN OF #22 SAGAMORE ROAD BY GRADY CONSULTING, LLC (DATED MARCH 15, 2024) FOR INFO. PERTAINING TO TABLE BELOW.**

Lot Size		Max Gross		Lot Coverage	
% used to determine GFA requirements		First Floor		Dwelling	
Maximum GFA =		Second Floor		Garage	
		Garage*		Deck/Porch	
% used to determine lot coverage requirements		Porch*		Shed	
Maximum Lot Coverage =		Basement		Storage container	
		Other		Gazebo	
				Swimming Pool	
<b>Building Height</b> (also see definition)		<b>Total:</b>		<b>Total:</b>	

Good and sufficient cause; Failure to grant the departure would result in exceptional hardship to the applicant; or conflict with existing laws.

The departure must be the minimum necessary to afford relief and not exceed an increase greater than ten percent (10%) of the calculated area.

**Example:** Lot Size 10,000s.f. x 23% = 2300 s.f. (GFA allowed). Maximum relief allowed upon evidence of exceptional hardship, 2300 s.f. x 10% = 230 s.f.  
Total GFA = 2530 s.f.

\_\_\_\_\_  
Town Planner or Designee

\_\_\_\_\_  
Date

This only a verification that the numbers provided on this worksheet are accurate based upon the certified plans provided by the applicant.

**24 Perry Ave**  
**to 22 Sagamore Rd**

**11 min**  
6.2 miles

IRS reimbursement: **\$4.12**



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

Then 0.1 miles



Turn right onto Main St. Go for 0.3 mi.

Then 0.3 miles



Continue on Bourne Rotary Cir N. Go for 341 ft.

Then 0.06 miles



Continue on US-6 E toward Hyannis/Provincetown/Plymouth/RT-3. Go for 3.7 mi.

Then 3.7 miles



Continue on Meetinghouse Ln. Go for 0.3 mi.

Then 0.3 miles



Turn left onto Old Plymouth Rd. Go for 0.5 mi.

Then 0.5 miles



Turn right onto Standish Rd. Go for 0.7 mi.

Then 0.7 miles





Turn left onto Williston Rd. Go for 49 ft.

Then 0.01 miles

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Turn right onto Standish Rd. Go for 0.2 mi.

Then 0.2 miles

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Continue on Clark Rd. Go for 410 ft.

Then 0.08 miles

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Turn right onto Sagamore Rd. Go for 423 ft.

Then 0.08 miles

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**22 Sagamore Rd**

Sagamore Beach, MA 02562-2623





