

**Town of Bourne
Zoning Board of Appeals**

**Application Packet Check List
(Please Check Appropriate Box)**

Application: Supportive Finding ☐ Special Permit ☒ Variance ☐
Building Inspector Decision Appeal ☐

Applicant Name: Bobbie Woodis & Matthew Cole **Telephone:** 508-858-7254

Property Address: 23H Bakers Ln

Submission Requirements

- | | |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | The original and eleven (12) copies of the completed and signed application. |
| <input checked="" type="checkbox"/> | Twelve (12) copies of the Bourne Assessors Map
<i>(from the Town Engineering Department).</i> |
| <input checked="" type="checkbox"/> | Twelve (12) copies Certified Plot Plan
<i>(NOTE: This is a required document for new construction, additions or modifications to existing structures).</i> |
| <input checked="" type="checkbox"/> | Twelve (12) copies of a Building Plan if needed for clarification. |
| Not required <input type="checkbox"/> | Twelve (12) copies of registered subdivision plans.
<i>(NOTE: pertaining only to cases subdividing land).</i> |
| <input checked="" type="checkbox"/> | Two (2) certified list of "Parties of Interest" (Abutters).
<i>Please use the form located after this checklist and submit to the Assessor's office.</i> |
| <input checked="" type="checkbox"/> | Twelve (12) copies of driving directions to the property from Town Hall. |
| Not required <input type="checkbox"/> | Twelve (12) copies of the CEA worksheet signed by the Town Planner <i>(located on pg. 29)</i> |
| Not required <input type="checkbox"/> | Copy of Kennel Report from Natural Resources
<i>(prior to submitting application)</i> |
| <input checked="" type="checkbox"/> | An electronic copy of entire submission emailed to <u>chammond@townofbourne.com</u> or on a thumb drive. |

Condominium Section - Additional Documents:

☒

Signed document from the condominium association attesting to the fact that the applicant's proposal does not conflict with their rules/regulations and/or master deed if such are applicable.

☐

Letter of approval from the Bourne Fire Department attesting that there are no safety, traffic or other problems related to the proposed alterations.

(This will be done in-house after the application has been submitted)

The office of the Town clerk has determined that the following items are missing from the application:

(Signature) - Town Clerk

Date

**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: 4/3/2023

1. Applicant Full Name: Bobbie Woodis
2. Mailing Address: 23H Bakers Ln
3. City/State/Zip: Buzzards Bay, MA 02532
4. Telephone: 508-858-7254 Email: bobbielee29@comcast.net
5. Property Owner Full Name (if different): Matthew Cole
6. Mailing Address: 23H Bakers Ln
7. City/State/Zip: Buzzards Bay, MA 02532
8. Property Affected Address: 23H Bakers Ln, Buzzards Bay, MA 02532
9. Village/Section of Town: Hideaway Village
10. Zoning District: X Map: 14.0 Parcel 48-70 Book: _____ Page: _____
11. Dimensions of Lot: 2,715 Sqft Lot Area: 800 Sqft existing building
(Frontage) (Minimum Average Width) (Square Feet)

12. Describe specifically the nature of your request:

We are building an addition on top of an existing foundation. The landing at the top
of my ramp, which is my side door of the house, is actually the roof of my laundry room.

The foundation is already there, we would just like to close it in. Both our HOA and the building

inspector had approved us to have the work done back in 2020, however my contractor started
a bit of demo and then never finished the job. We are now ready to move forward with the project,
and nothing has changed. The cad files are still accurate, as is the previous silhouette frame
we have pictures of.

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.

No impact

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.

No impact

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

No impact

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

No impact

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 impact

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.

No impact

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.

Not applicable

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: Not applicable

- a) The current gross floor area, in square feet and as a percentage of the lot area:
sq. ft. _____ %
- b) The maximum gross floor area allowed by the Table, in square feet and as a percentage of the lot area: _____ sq. ft. _____ %
- c) The gross floor area after the project is complete, in square feet and as a percentage of the lot area: _____ sq. ft. _____ %
- d) The current lot coverage, in square feet and as a percentage of the lot area:
- e) sq. ft. _____ %
- f) The maximum lot coverage allowed by the Table, in square feet and as a percentage of the lot area: _____ sq. Ft. _____ %
- g) The lot coverage after the project is complete, in square feet and as a percentage of the lot area: _____ sq. ft. _____ %
- 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:
- j) Gross floor area: _____ sq. ft. ____ %
Lot coverage: _____ sq. ft. ____ %.

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.

Not required

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

Bourne Assessors Map ☒ Plot/Site Plan ☒

Building Plan ☒

List of Abutters ☒

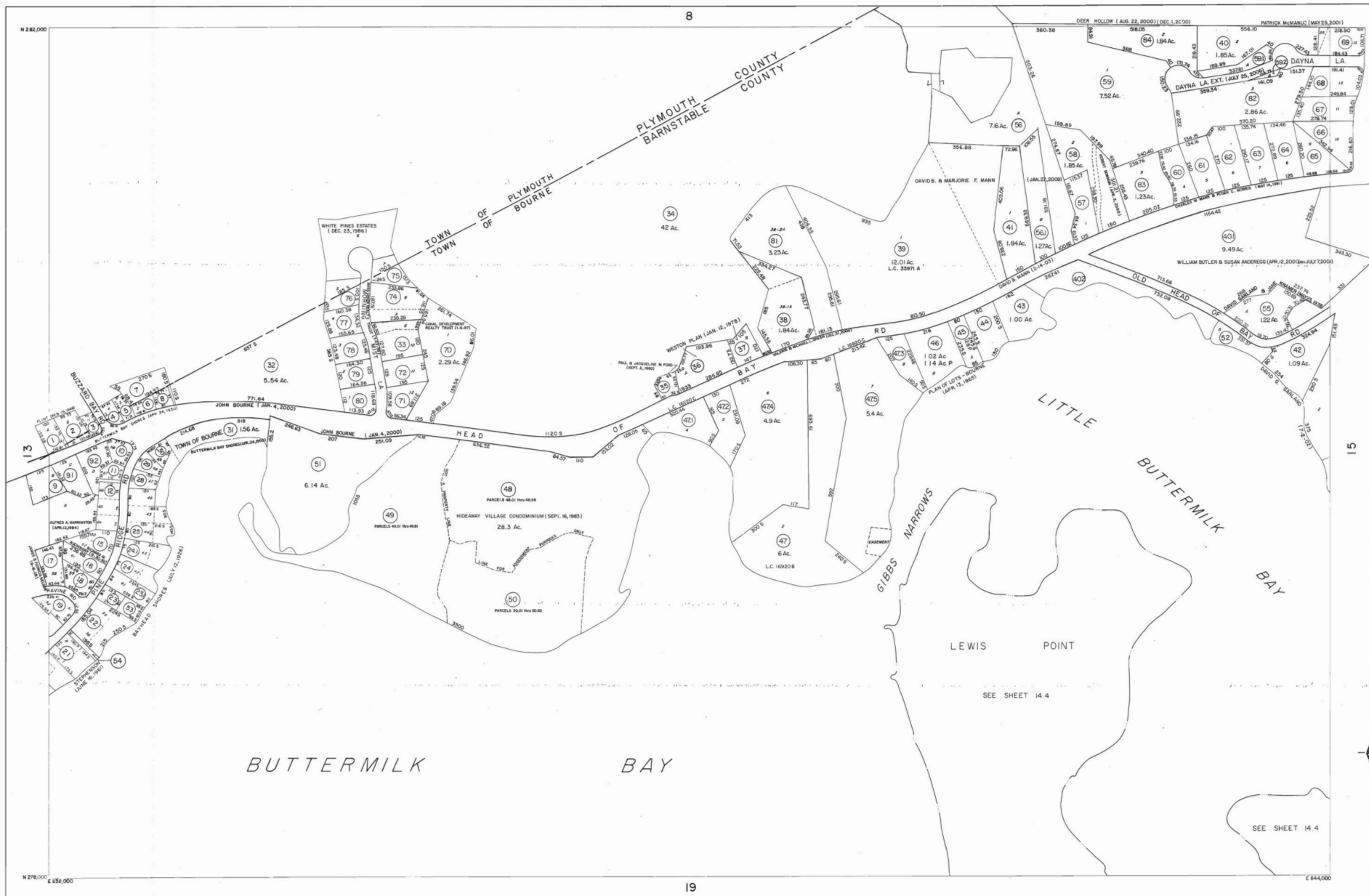
Other: Letter from Hideaway Village
& Photos of property

Directions to the site ☒

Gross Area/Lot Coverage Worksheet: _____

Applicant Signature: Bobbie Woodis

Date: 4/12/24



AERO SERVICE
Lifton
Philadelphia, Pennsylvania 19135
PREPARED FOR THE TOWN OF BOURNE
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

DATE OF REVISION 2012

DATE OF COMPIATION MAY 31, 1973 DATE OF PHOTOGRAPHY APRIL 18, 1972
PROPERTY DATA FROM DEED RESEARCH, FIELD RECONNAISSANCE AND RECORDED PLATS
SHEET LAYOUT BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM

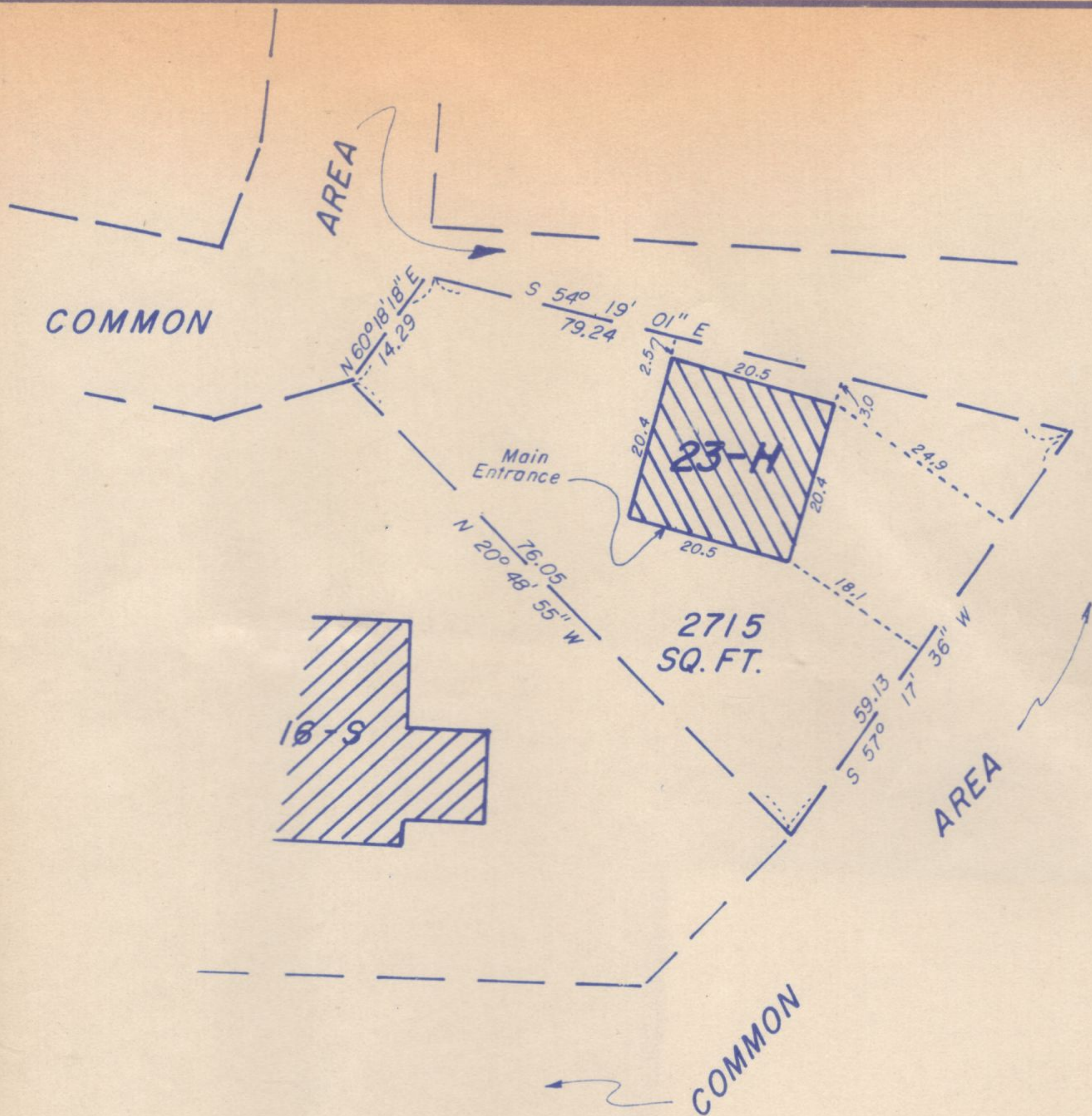
TOWN OF BOURNE MASSACHUSETTS

SCALE 1 INCH = 200 FEET



LEGEND	
County line	63 Map parcel number
Town line	Original lot number
Military reservation line	100 S Map scaled dimension
Water district line	100 P Plan dimension
Easement line	7 Denotes same owner
Original lot line	
Property line	All Dimensions Shown in Feet

PROPERTY MAP
SHEET 14



Unit No. Unit Area No. Fls.
 23-H 410sq.ft. 1

"I certify that this plan fully and accurately depicts the layout of Unit 23-H as built."

"I certify that this plan shows the Unit designation of the Unit being conveyed and of immediately adjoining Units and that it fully and accurately depict the layout of the Unit, its location dimensions, approximate area, main entrance and immediate common area to which it has access, as built."

1-20-84

Date

Bruce L. Pilling

Registered Land Surveyor

Hideaway Village Condominium
 Head Of Bay Road - Bourne, Mass.

Unit Plan Unit No. 23-H
 Scale 1" = 20' January 20, 1984
 Hayward-Boynton & Williams, Inc.
 Surveyors Civil Engineers
 140 School St. Brockton, Mass.



401-575-7189 joe.americanpridelc@gmail.com

PROPOSED SIDE ENTRY

23 BAKERS LN. UNIT H
BOURNE, MA 02523

EXISTING ELEVATIONS

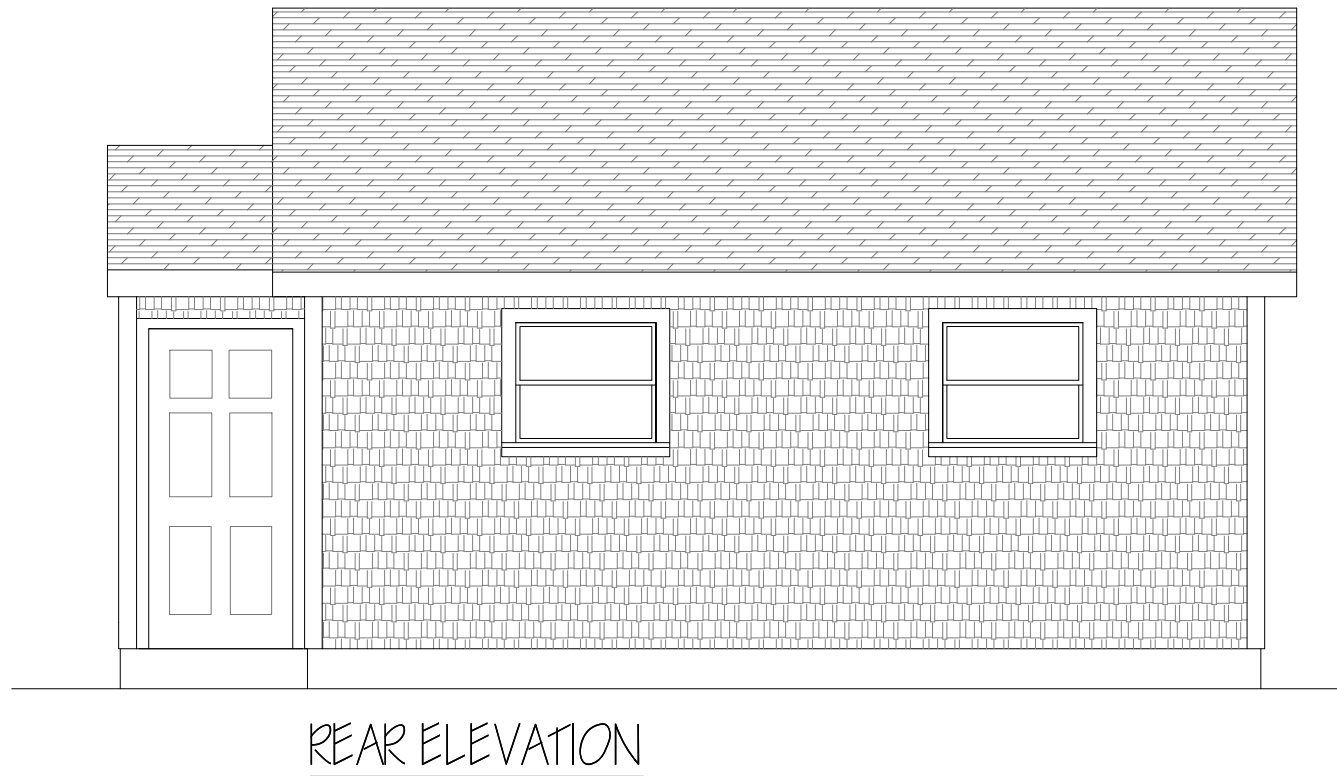
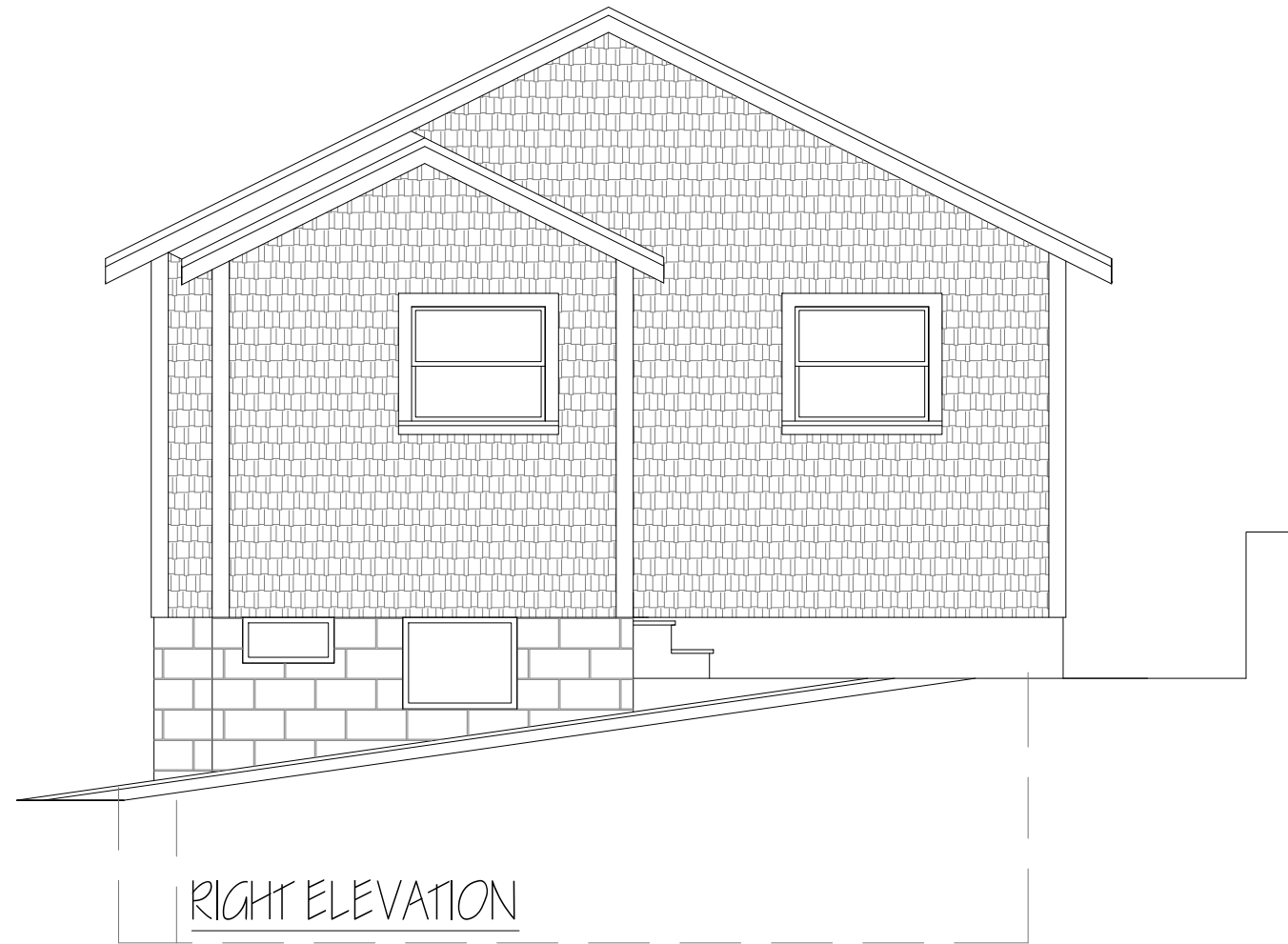
REVISIONS

SCALE:
1/4" = 1'-0"

DATE:
9/4/20

JOB #

A-O



401-575-7189 joe.americanpridelc@gmail.com

PROPOSED SIDE ENTRY

23 BAKERS LN. UNIT H
BOURNE, MA 02523

PROPOSED ELEVATIONS

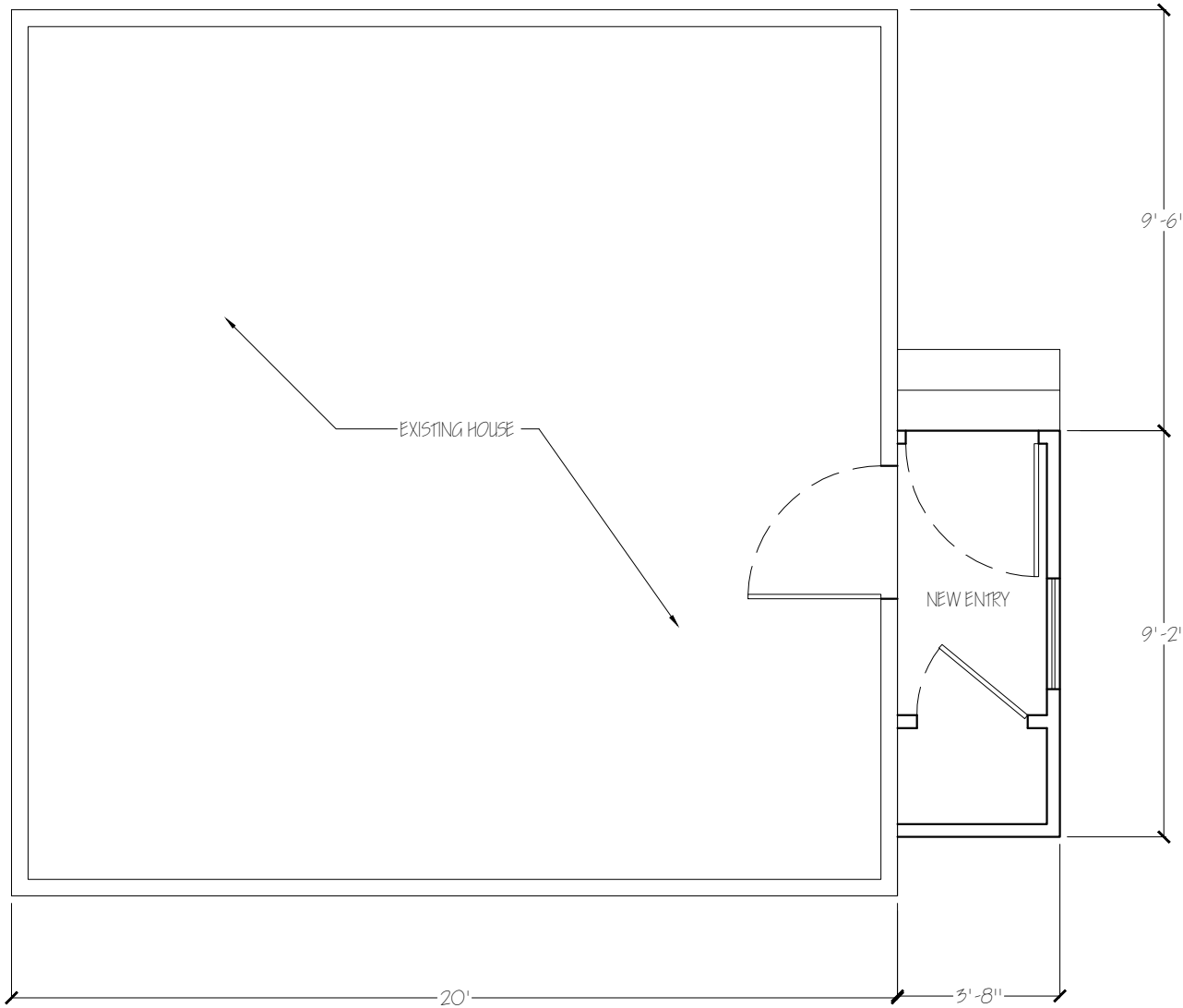
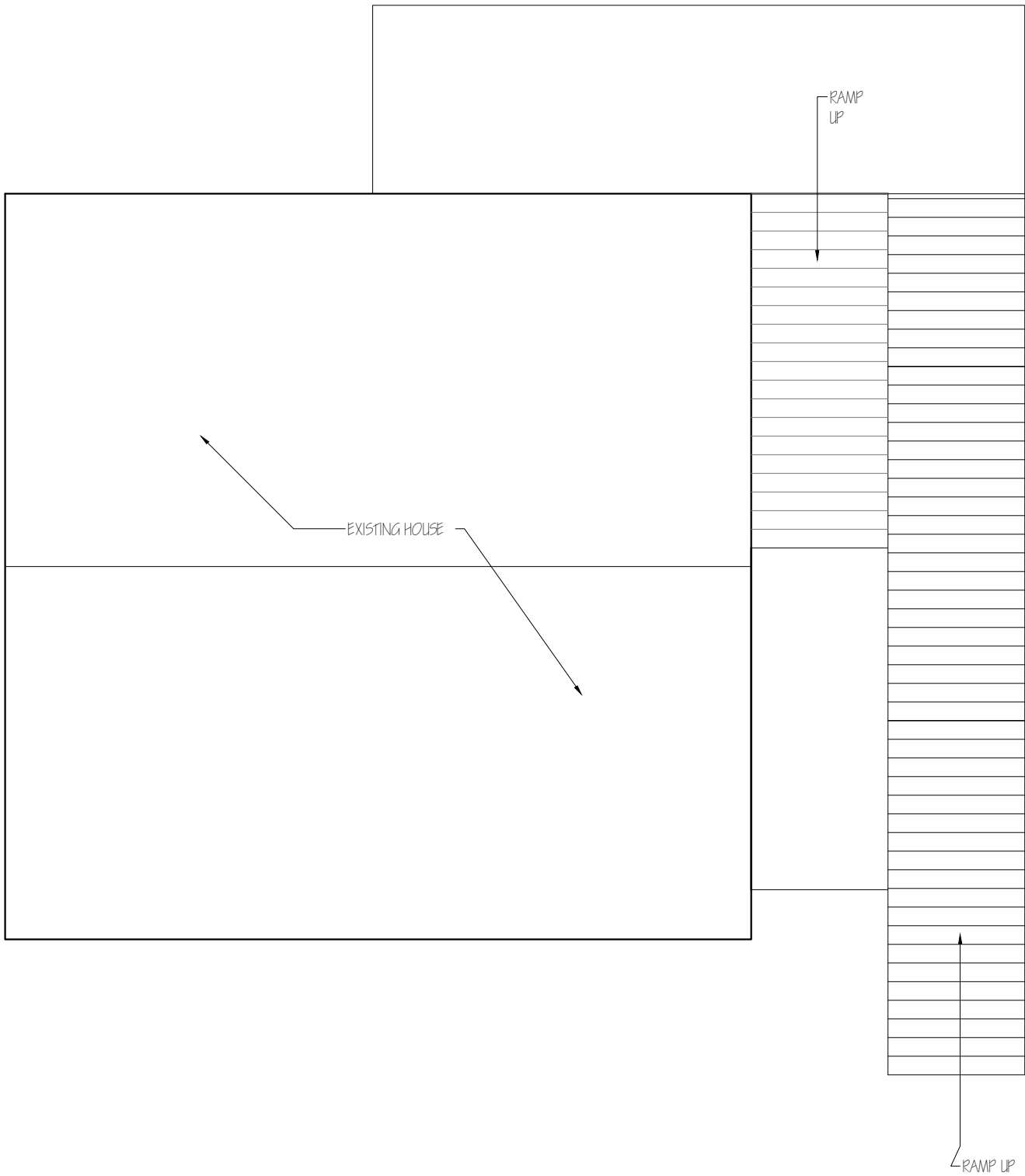
REVISIONS

SCALE:
1/4" = 1'-0"

DATE:
9/4/20

JOB #

A-1



401-575-7189 joe.americanpridelc@gmail.com

PROPOSED SIDE ENTRY

23 BAKERS LN. UNIT H
BOURNE, MA 02523

FLOOR PLAN

REVISIONS

SCALE:
1/4" = 1'-0"
DATE:
9/4/20
JOB #

A-2

Hideaway Village Notification Forms

Because all the homes at Hideaway Village are located on one parcel, the "List of Parties of Interest" provided by the Assessing Department to an applicant (see page 8) generally does not include a list of names and addresses of actual abutters to the locus of the applicant's property, or those actually affected by the proposed project.

Therefore, to insure that the actual parties in interest receive notice of the hearing before the Board of Appeals, both notices set forth in the appendix must be sent:

- 1) To be sent with the notice of hearing by Hideaway Village Association to all affected unit owners:

RE: [Name of owner and address of unit at which project may be built]

NOTIFICATION TO AFFECTED UNIT OWNERS OF BOARD OF APPEALS HEARING

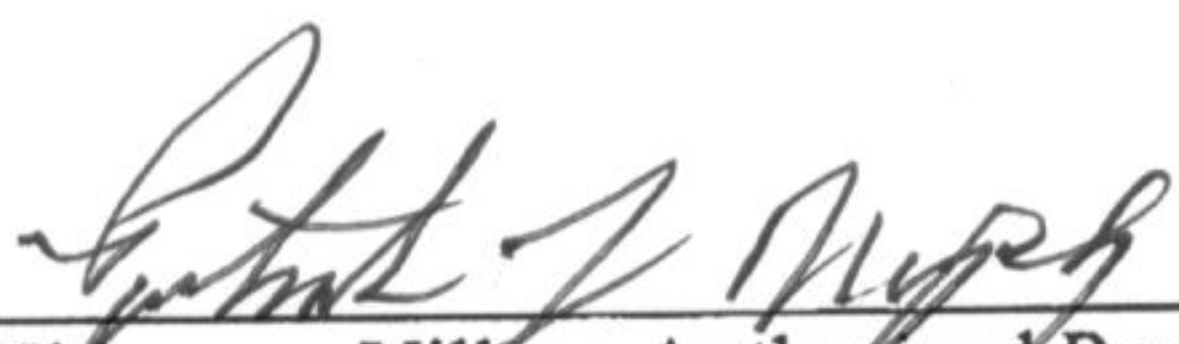
You are hereby notified that if the Hideaway Village Association approves the project at the above address, the applicant will still be required to obtain a Special Permit from the Town of Bourne Board of Appeals. You have a right to be present and heard at the hearing before the Board of Appeals. You should contact the Bourne Town Hall to learn the date, time, and place of the Board of Appeals hearing.

The following Certification should be filed with all applications from Hideaway Village residents for a Special Permit.

CERTIFICATION

I hereby certify that the following persons were considered to be affected unit owners and were sent the above notification concerning the Board of Appeals' hearing on the Special Permit being requested by Bobbie Woodis & Mathew Cole, by certified or registered mail on 4/9/2024 (date):

Name	Unit Address at Hideaway Village
1. HVA Association	749 Head of Bay Rd
2.	
3.	
4.	
5.	
6.	



Hideaway Village Authorized Representative

- 2) To be sent by the applicant or by the Hideaway Village Association at the same time that notices to the abutters are sent concerning the Board of Appeals hearing:

RE: [Name and address of Applicant]

NOTIFICATION TO AFFECTED UNIT OWNERS OF BOARD OF APPEALS HEARING

You are hereby notified that the Hideaway Village Association has approved a building project at the above address. The applicant is still required to obtain a Special Permit from the Town of Bourne Board of Appeals. You have a right to be present and heard at the hearing before the Board of Appeals, which will be held at the Bourne Town Hall on May 15th, 2024, at _____ pm.

The following Certification should be filed with all applications from Hideaway Village residents for a Special Permit.

CERTIFICATION

I hereby certify that the following persons were considered to be affected unit owners and were sent the above notification concerning the hearing by the Board of Appeals on the Special Permit being requested by Bobbie Woodis & Matthew Cole, by certified or registered mail on 4/9/2024 (date):

Name	Unit Address at Hideaway Village
------	----------------------------------

1. <u>Hideaway Association</u>	
--------------------------------	--

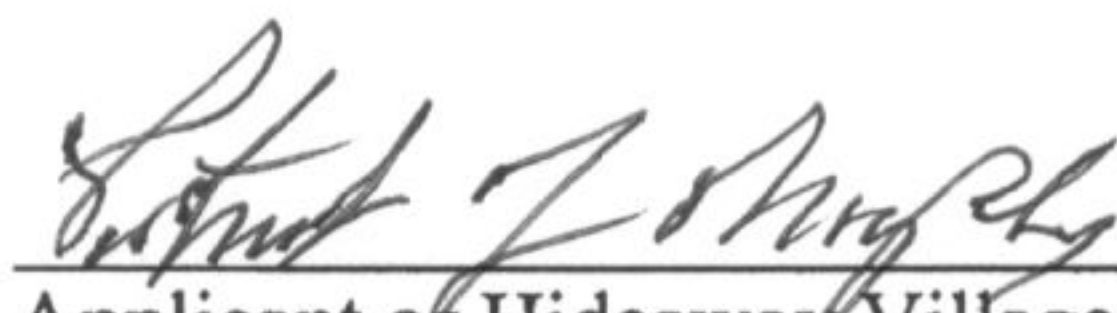
2.	
----	--

3.	
----	--

4.	
----	--

5.	
----	--

6.	
----	--



Applicant or Hideaway Village Authorized Representative



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 11, 2024

American Pride Properties Group, LLC
88 Faunce Corner Rd. Suite 245
Dartmouth, MA 02747

Reference: Abutters List for Map 14 Parcel 48.70
Subject Property: 23H Bakers Lane

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

Abutting properties are Map 14 Parcels 34, 47.01, 47.02, 51, 70 & Hideaway Village Condominium Association.

Your filing fee of \$25.00 has been received by the Assessor's 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

Key	Parcel ID	Owner	Location	LCU/CJ	Bk-Pct(Cert) /Dt	Mailing Street	Mailing City	ST	Zip Cd/County
2431	14.0-34-0	MANN KEITH A TRS OF GARLAND NYE REALTY TRUST	720 HEAD OF THE BAY RD	N 7100	23853/46 6/30/2009	81CC HEAD OF THE BAY RD	BUZZARDS BAY	MA	02532
2447	14.0-47-1	WESTON RODNEY E & SUSAN J WESTON	0 HEAD OF THE BAY RD	Y 1320	207712 10/22/2015	710 HEAD OF THE BAY RD	BUZZARDS BAY	MA	02532
2448	14.0-47-2	OHEARN MICHAEL P ETUX LUCY M OLIVERI-OHEARN	711 HEAD OF THE BAY RD	Y 1010	177801 9/1/2005	PO BOX 743	BUZZARDS BAY	MA	02532
15517	14.0-48-0	HIDEAWAY VILLAGE ASSN	7-E GRESH CIR	N 1020	3870/191 9/20/1983	c/o GREAT NORTH PROP MGMT 3 HOLLAND WAY	EXETER	NH	03833
2721	14.0-51-0	VASCONCELOS MESSIAS C & ANA M ALVES	819 HEAD OF THE BAY RD	N 1010	34718/172 12/3/2021	9 SOUTHWIND DR	ATTLEBORO	MA	02703
2740	14.0-70-0	BALLINGER EDWARD P & SALLY A BALLINGER	800 HEAD OF THE BAY RD	N 1010	10187/29 5/6/1996	800 HEAD OF THE BAY ROAD	BUZZARDS BAY	MA	02532-2168

Total Records

6

24 Perry Ave
to 23 Baker Ln

6 min
2.9 miles

IRS reimbursement: **\$1.94**



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



Turn left onto Bourne Rotary Cir N. Go for 0.2 mi.

Then 0.2 miles



Turn right onto Head of the Bay Rd. Go for 2.1 mi.

Then 2.1 miles

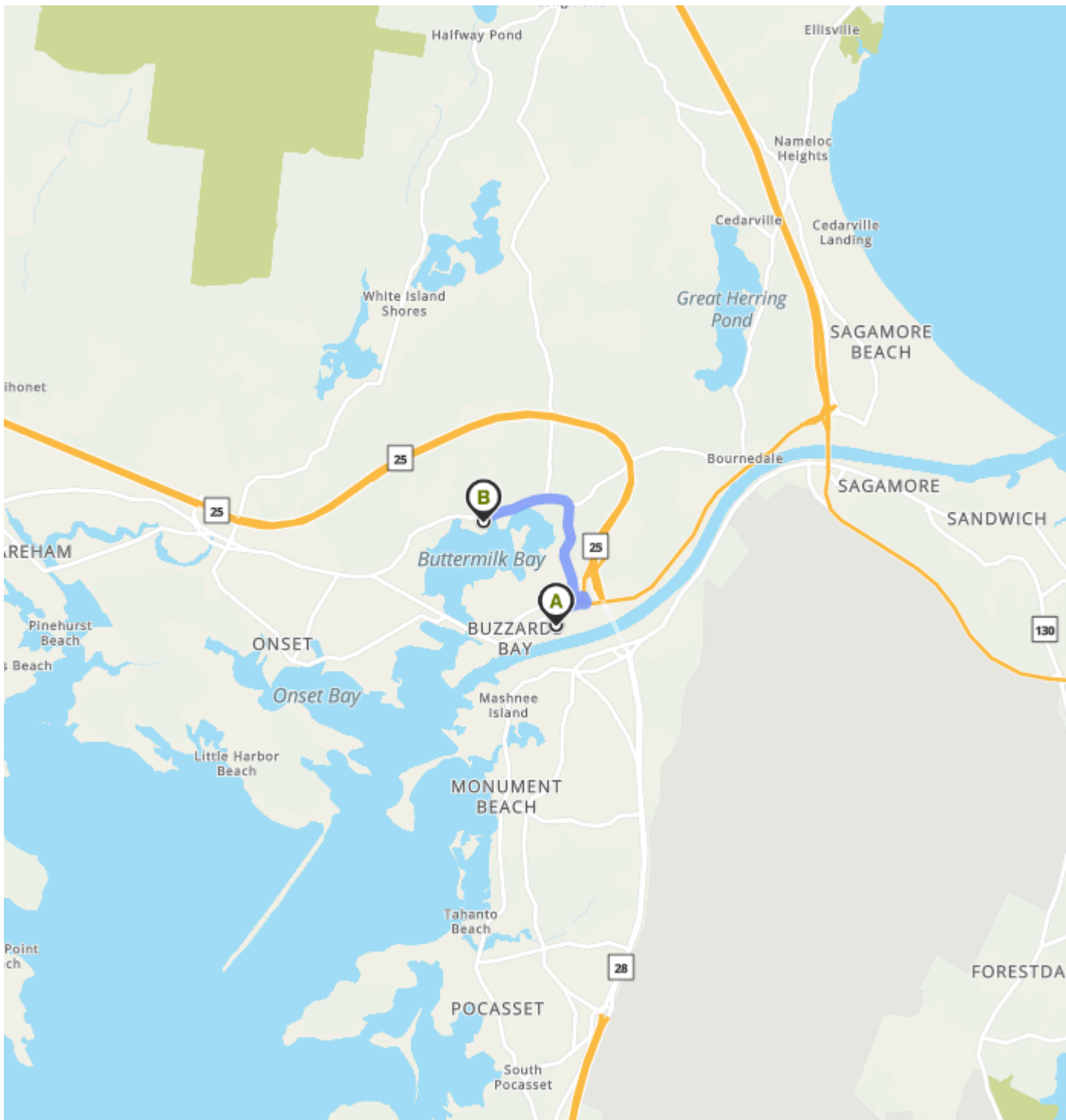


Turn left onto Hideaway Rd. Go for 246 ft.

Then 0.05 miles



23 Baker Ln
Buzzards Bay, MA 02532-2101





Unit 23 H Bakers Lane.

April 2, 2024

Re: Construction Approval.

To: Owners

The Association has approved your construction application to add structure over the entrance to unit, to redo siding and roof. Please follow all of the guidelines in Hideaway construction policies. All meetings and permits from the town of Bourne need to be submitted to the general manager of Hideaway. The general manager and or the board members have the authority to inspect the building process.

Sincerely yours.

A handwritten signature in black ink, appearing to read 'Patrick Murphy', is written over the printed name.

Patrick Murphy

General Manager

Hideaway Village Association.





