

**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: **March 22nd 2024**

1. Applicant Full Name: Nikhil and Anu Mani Revocable Trust
2. Mailing Address: 81 Prospect Street
3. City/State/Zip: Acton, MA 01720
4. Telephone: 978-853-8606 Email: HOUSE@MANIKIN.ORG
5. Property Owner Full Name (if different):
6. Mailing Address:
7. City/State/Zip:
8. Property Affected Address: 24E Maynard Lane, Bourne, MA 02532
9. Village/Section of Town: Hideaway Village
10. Zoning District: R80 Map: 14.0 Parcel 50.87 Book: 34452 Page: 1
11. Dimensions of Lot: 0 29' Area: 1156
(Frontage) (Minimum Average Width) (Square Feet)

12. Describe specifically the nature of your request:

We are petitioning the board to allow us to raze and rebuild our home at the
above address. We are rebuilding the property to the same footprint and
elevation but to current code. Only change from existing plan is squaring the
North side for ease of build, and adding a deck to the water side.

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.

Plan is to have no impact on either pedestrian or vehicular flow.

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.

Plan will have no additional impact on utilities, or other public services

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

Plan will have no 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.

Plan will only increase property values, but have no other 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.

Plan will have no additional impact on public water supplies.

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.

Plan does not address this issue.

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 new structure updates an out of code structure to an in code structure. It eliminates some serious weatherproofing issues and improves the look of the home.

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:
1242 sq. ft. 107 %
- b) The maximum gross floor area allowed by the Table, in square feet and as a percentage of the lot area: 289 sq. ft. 25 %
- c) The gross floor area after the project is complete, in square feet and as a percentage of the lot area: 1368 sq. ft. 118 %
- d) The current lot coverage, in square feet and as a percentage of the lot area:
e) sq. ft. 54 %
- f) The maximum lot coverage allowed by the Table, in square feet and as a percentage of the lot area: 289 sq. Ft. 25 %
- g) The lot coverage after the project is complete, in square feet and as a percentage of the lot area: 859.5 sq. ft. 74 %
- 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: See Attached.
- j) Gross floor area: 1368 sq. ft. 118 %
Lot coverage: 859.5 sq. ft. 74 %.

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 | <input checked="" type="checkbox"/> | Plot/Site Plan | <input checked="" type="checkbox"/> | Flood Map |
| | | | | HOA Approval |
| Map Building Plan | <input checked="" type="checkbox"/> | List of Abutters | <input checked="" type="checkbox"/> | Other: <u>Existing vs Proposed Plan</u> |
| Directions to the site | <input checked="" type="checkbox"/> | | | <u>Ans 20.h Justification</u> |
| Gross Area/Lot Coverage Worksheet: _____ | | | | |

Applicant Signature: Nikhil Mani

Date: 04-02-2024



*H*IDEAWAY *V*ILLAGE

CONDOMINIUM ASSOCIATION INC.

March 5 th , 2024

The board has voted to approve your construction application and plans. Please be advised it is essential to adhere to the plans that were submitted and approved by the Hideaway BOD and the Town of Bourne. Our General Manager reserves the right to stop any construction that is deviating from the approved plans. All work must comply with town regulations, including conservation and zoning protocols. Please be sure a certificate of insurance for your contractors, along with all town permits are on file with our General Manager.

Hideaway Board of Directors

Directions to 24E Maynard Ln, Buzzards Bay, MA 02532

Bourne Town Hall

24 Perry Ave, Bourne, MA 02532



Head northwest toward Perry Ave

141 ft



Turn right onto Perry Ave

0.1 mi



Turn right onto Main St

Pass by Dunkin' (on the right in 0.3 mi)



0.4 mi



At the traffic circle, exit onto Head of the Bay Rd

2.4 mi



Turn left onto Bog View Dr/Sunset Dr

Continue to follow Bog View Dr

Restricted usage road

0.2 mi



Continue onto Maynard Ln

Restricted usage road

Destination will be on the right

144 ft

24 E Maynard Ln

Bourne, MA 02532

Justification for modification to the GFA.

Respectfully submitted,

The existing floor plan of the building includes many jogs as additions were made previously. To minimize the cost, maximize accuracy, and straightness of the foundation, the designer and we tried to straighten and make the foundation square and more normal. The only luxury we permitted ourselves was a deck on the bay side of the house, making sure that it did not obstruct any abutters' views.

Our goal is to raze and re-build to code the existing structure, which will add value to the community.

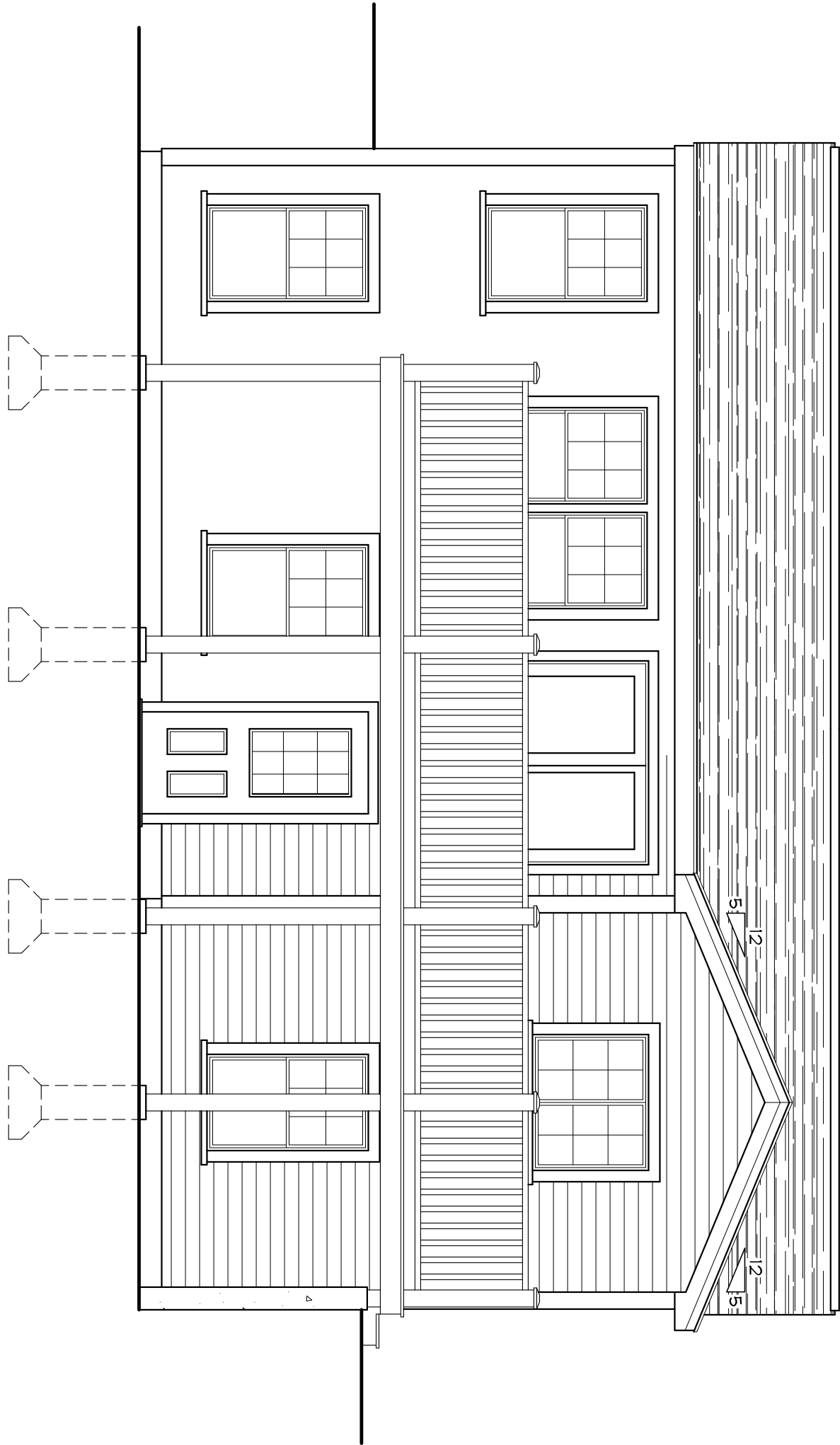
Sincerely Nikhil and Anu Mani





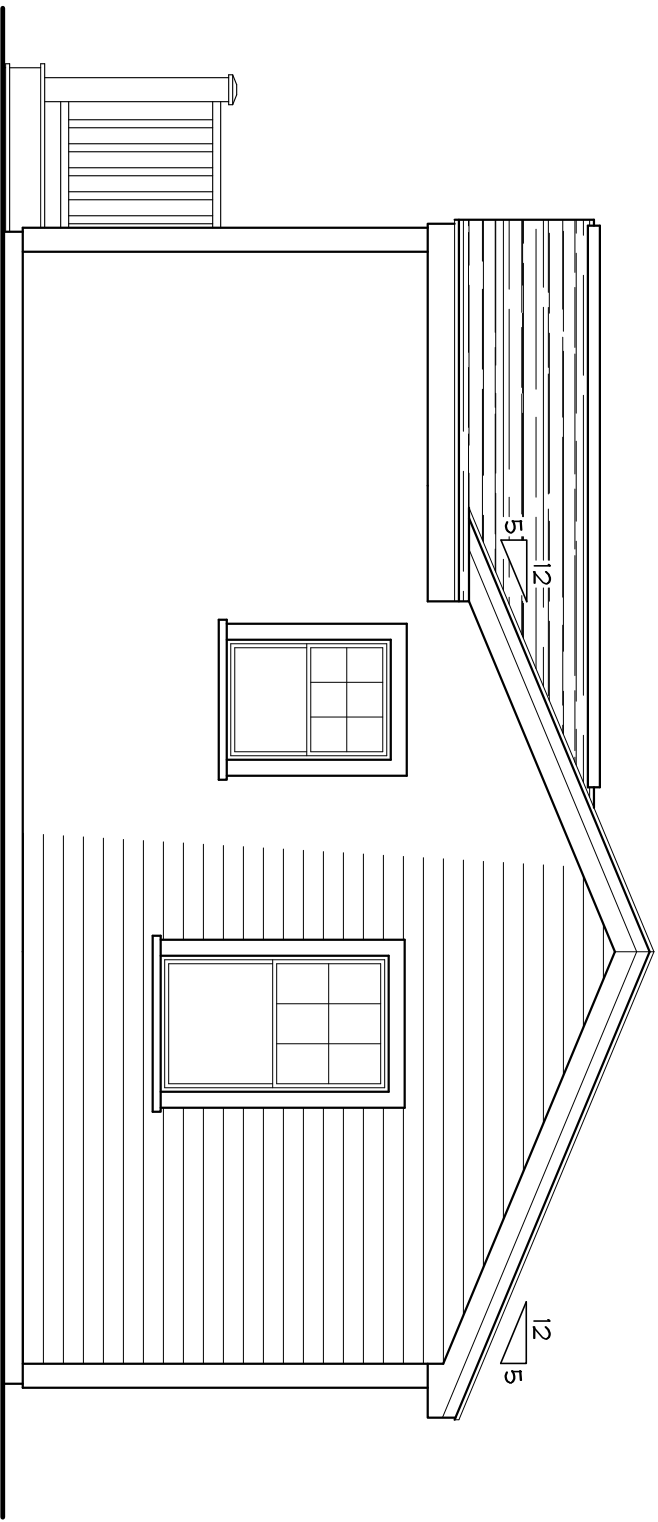
PROPOSED FRONT ELEVATION

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



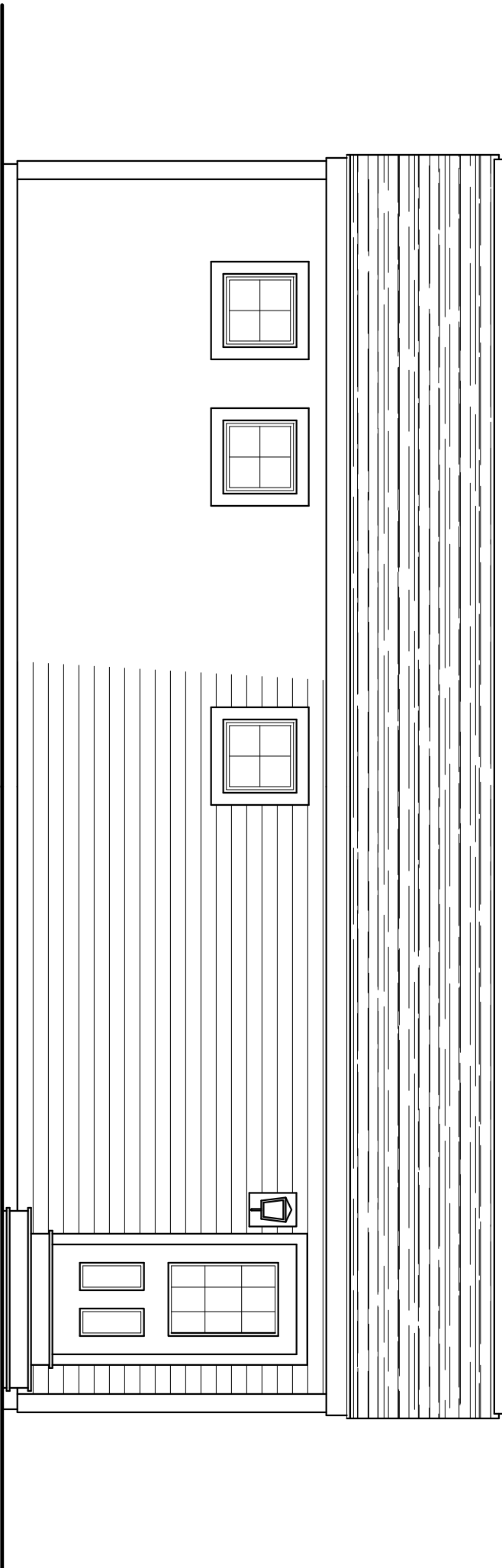
PROPOSED RIGHT SIDE ELEVATION

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



PROPOSED REAR ELEVATION

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



PROPOSED LEFT SIDE ELEVATION

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

PRELIMINARY DWG'S
NOT FOR CONSTRUCTION
Rev #4 - 11-06-23

TITLE:
ELEVATIONS

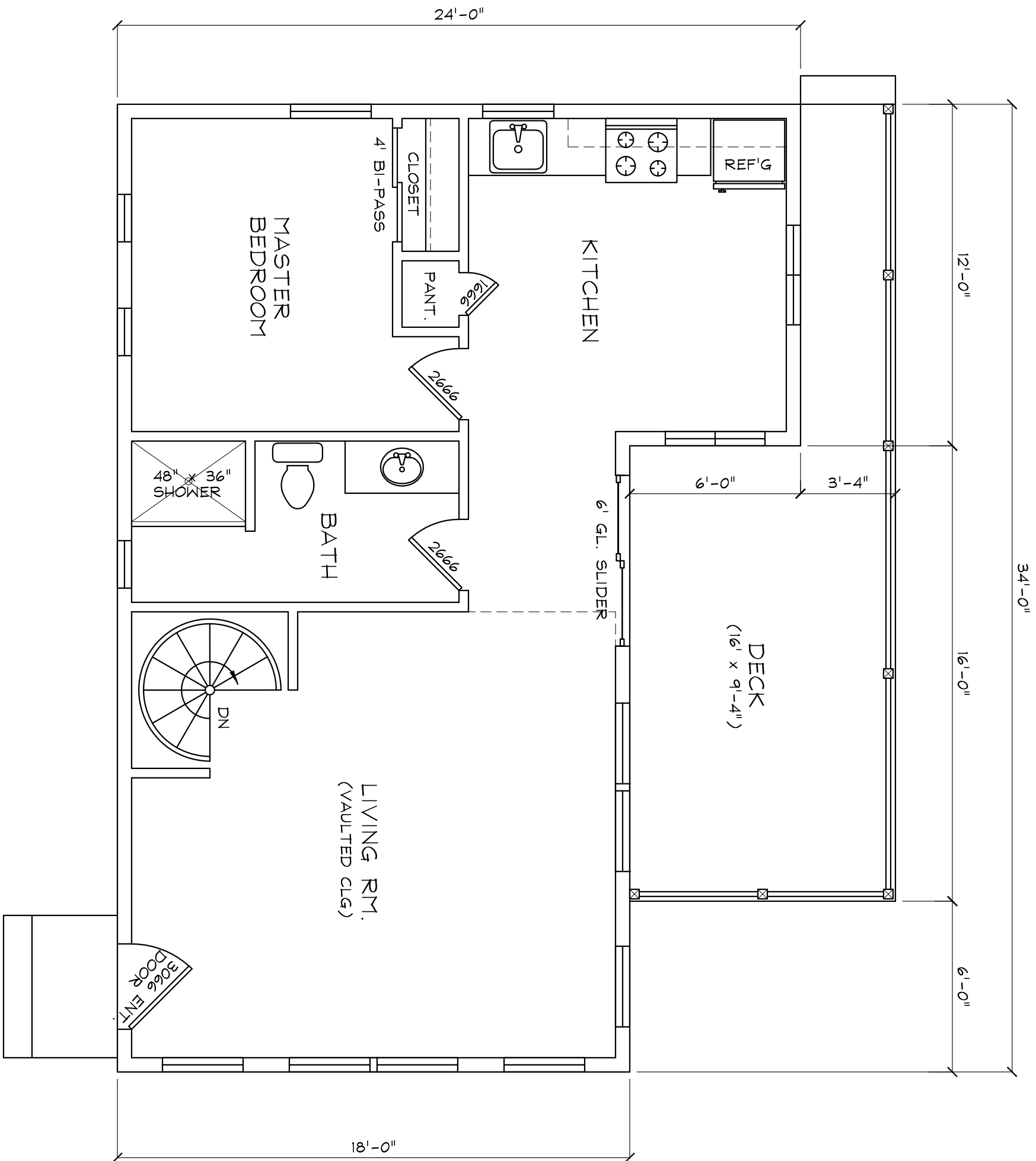

BRADFORD HART CAD DESIGNS
RESIDENTIAL CAD DESIGN SERVICES
14 FLINT LOCKE DRIVE PLYMOUTH, MA.
PHONE NO. # (508) 246-8712

PROJECT:
MANI RESIDENCE
NEW REOVATION DESIGN
24E MAYNARD LANE
BUZZARDS BAY (BOURNE), MA.

REVISIONS:		
MARK:	DATE:	DESCRIPTION:

DATE:
SEPT. 21, 2023
DRAWN BY:
B. HART
PROJECT NO:
2323
SCALE:
1/4" = 1'-0"
REVISED:

SHEET NO.
P1



PROPOSED FLOOR PLAN

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

PRELIMINARY DWG'S
NOT FOR CONSTRUCTION
Rev #4 - 11-06-23

TITLE:
FLOOR PLANS

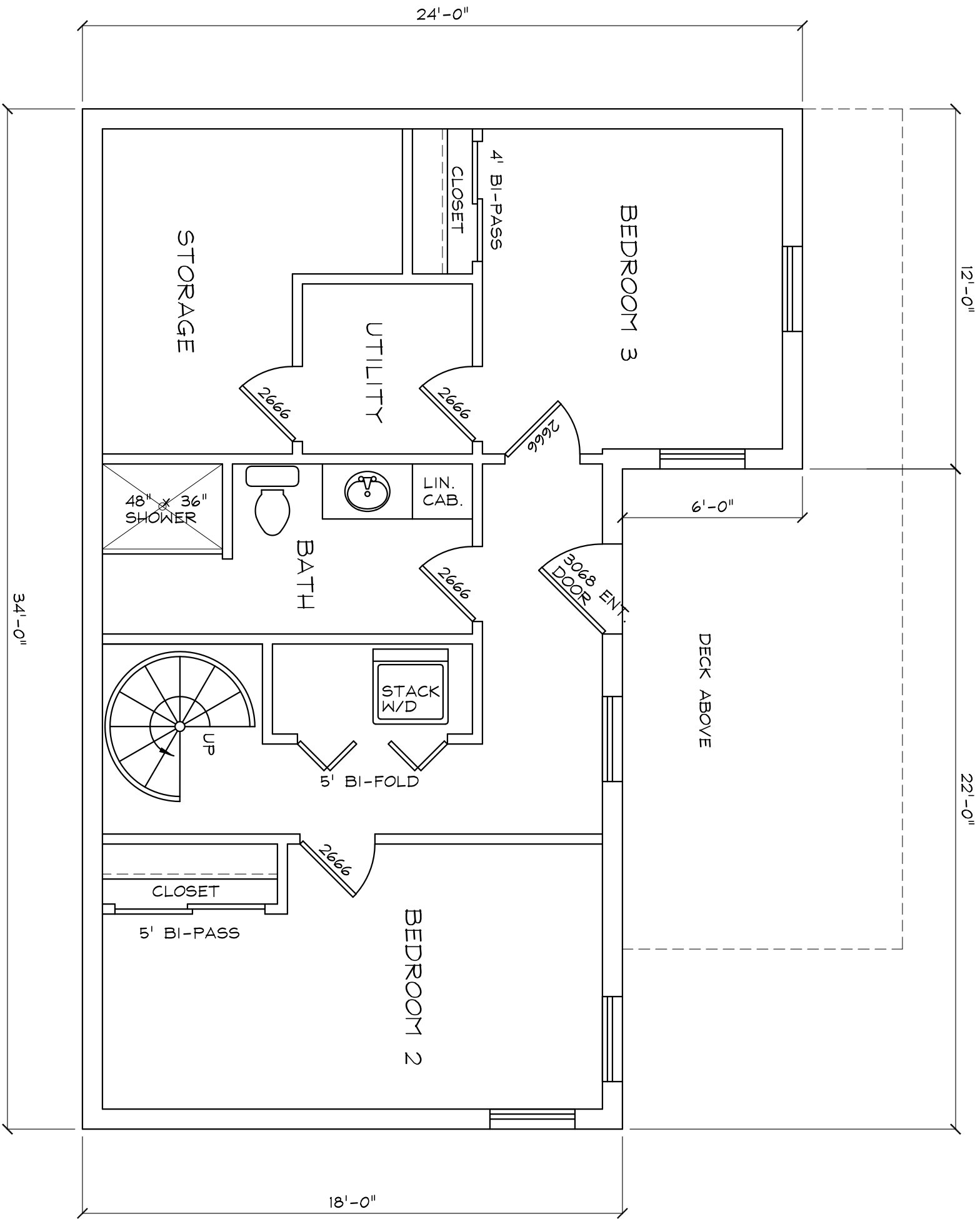

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REVISED:	

SHEET NO.
P2



PROPOSED BASEMENT PLAN

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

PRELIMINARY DWG'S
NOT FOR CONSTRUCTION
Rev #4 - 11-06-23

TITLE:
FLOOR PLANS



BRADFORD HART CAD DESIGNS
RESIDENTIAL CAD DESIGN SERVICES

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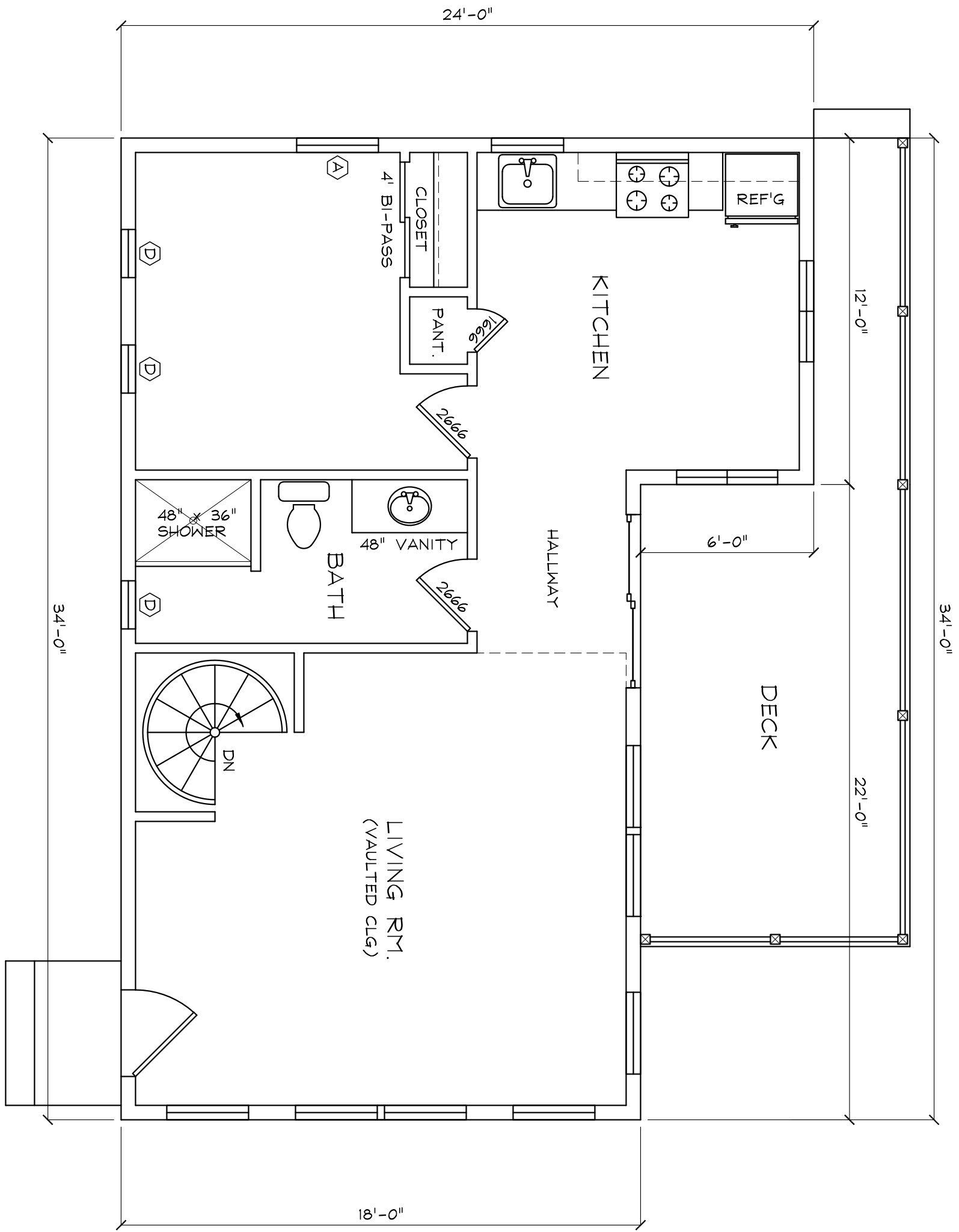
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SEPT. 21, 2023
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PROJECT NO:
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SCALE:
1/4" = 1'-0"

REVISED:

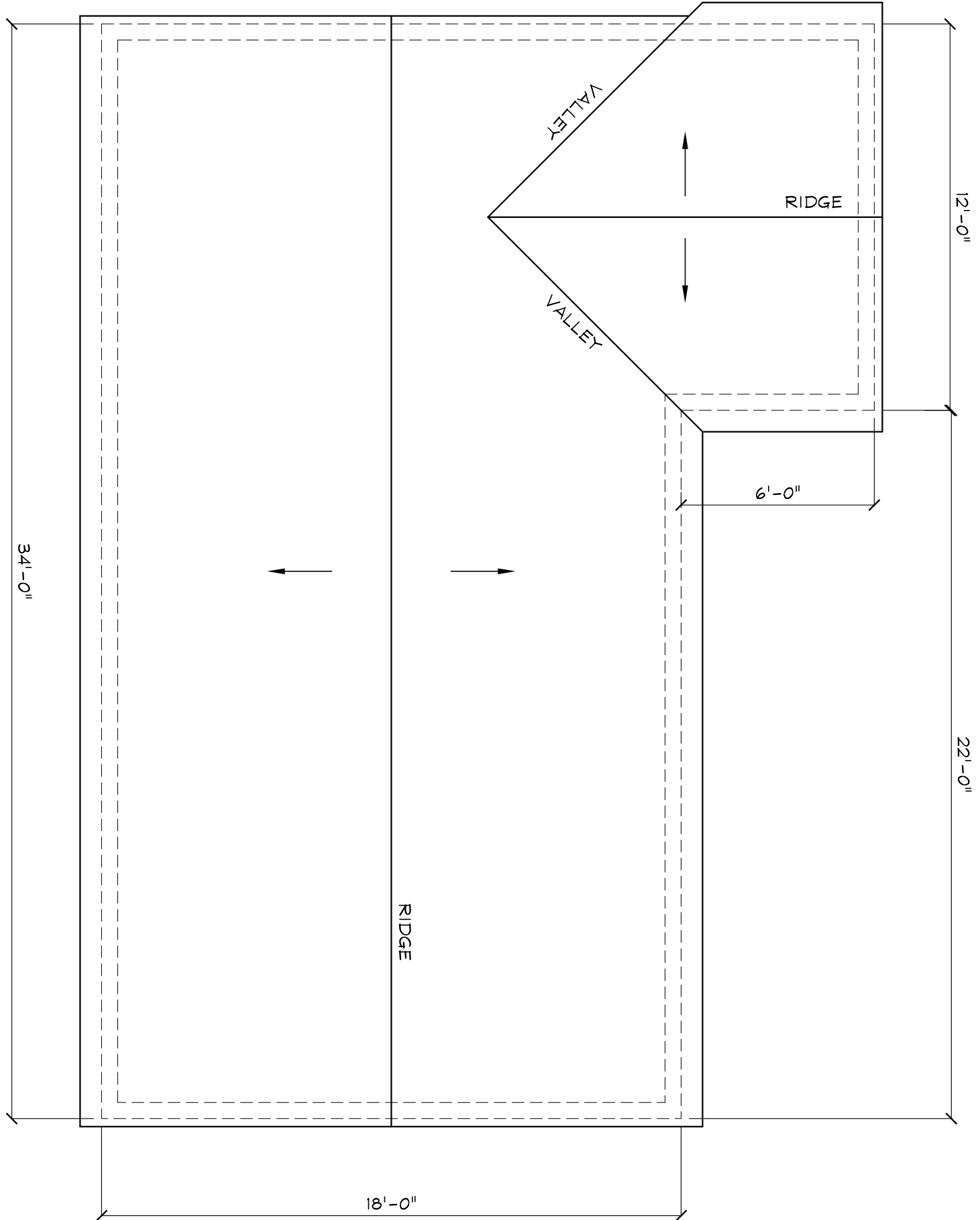
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P3



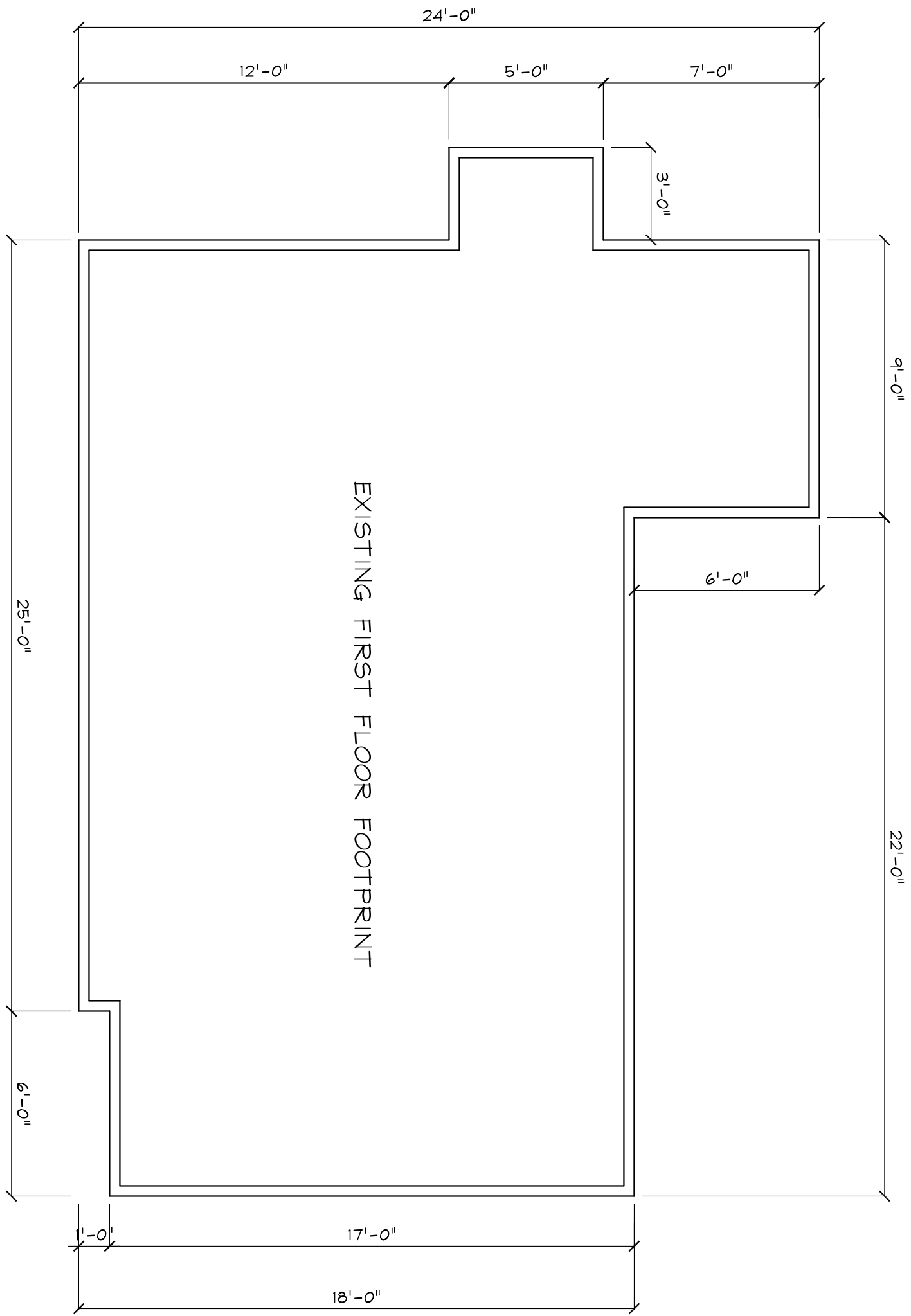
PROPOSED NEW FIRST FLOOR PLAN

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



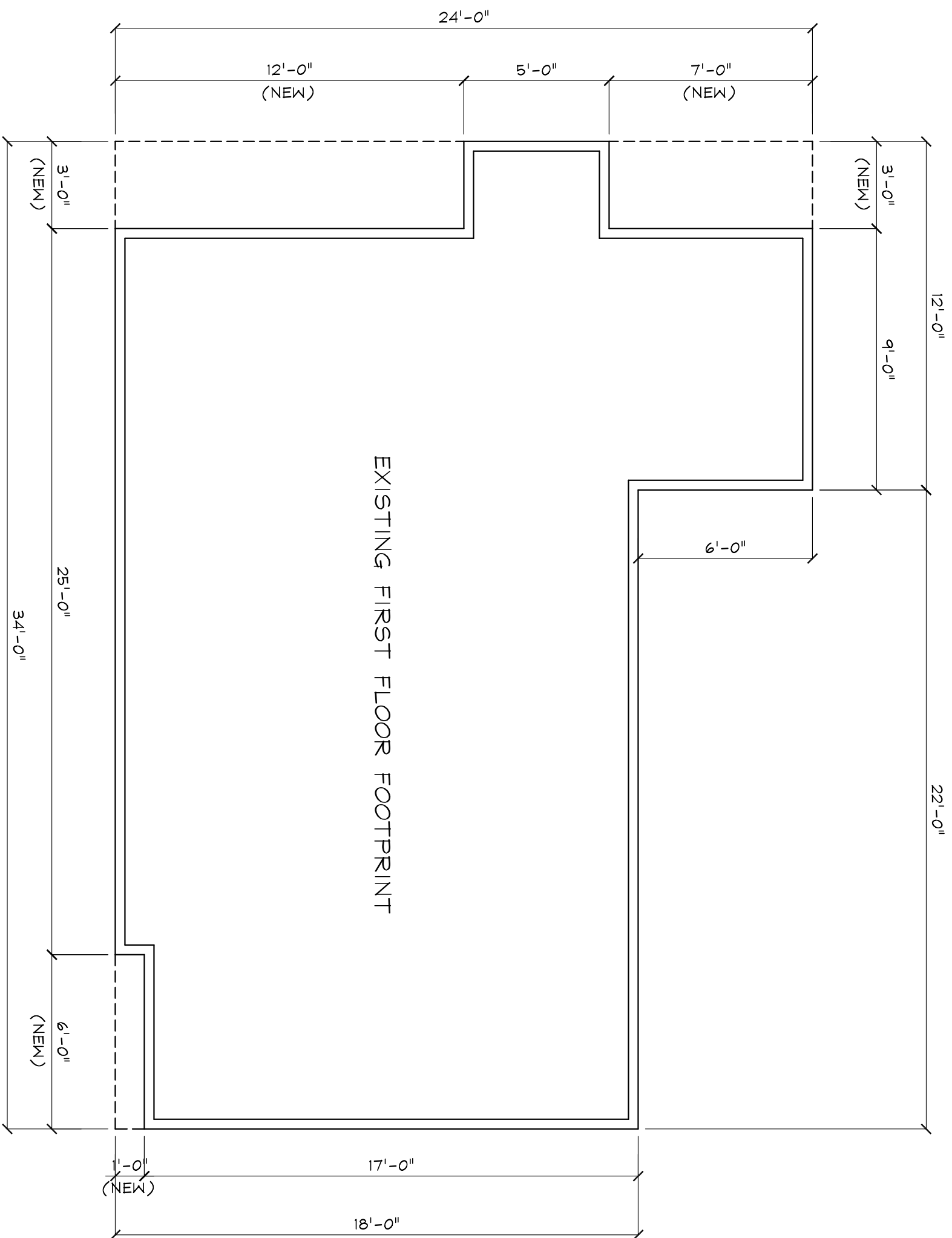
PROPOSED NEW ROOF PLAN

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



EXIST. FOOTPRINT FIRST FLOOR PLAN

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



EXIST. FOOTPRINT WITH PROPOSED NEW AREA

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

TITLE:

PROPOSED FLOOR PLANS

BRADFORD HART CAD DESIGNS
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PROJECT:

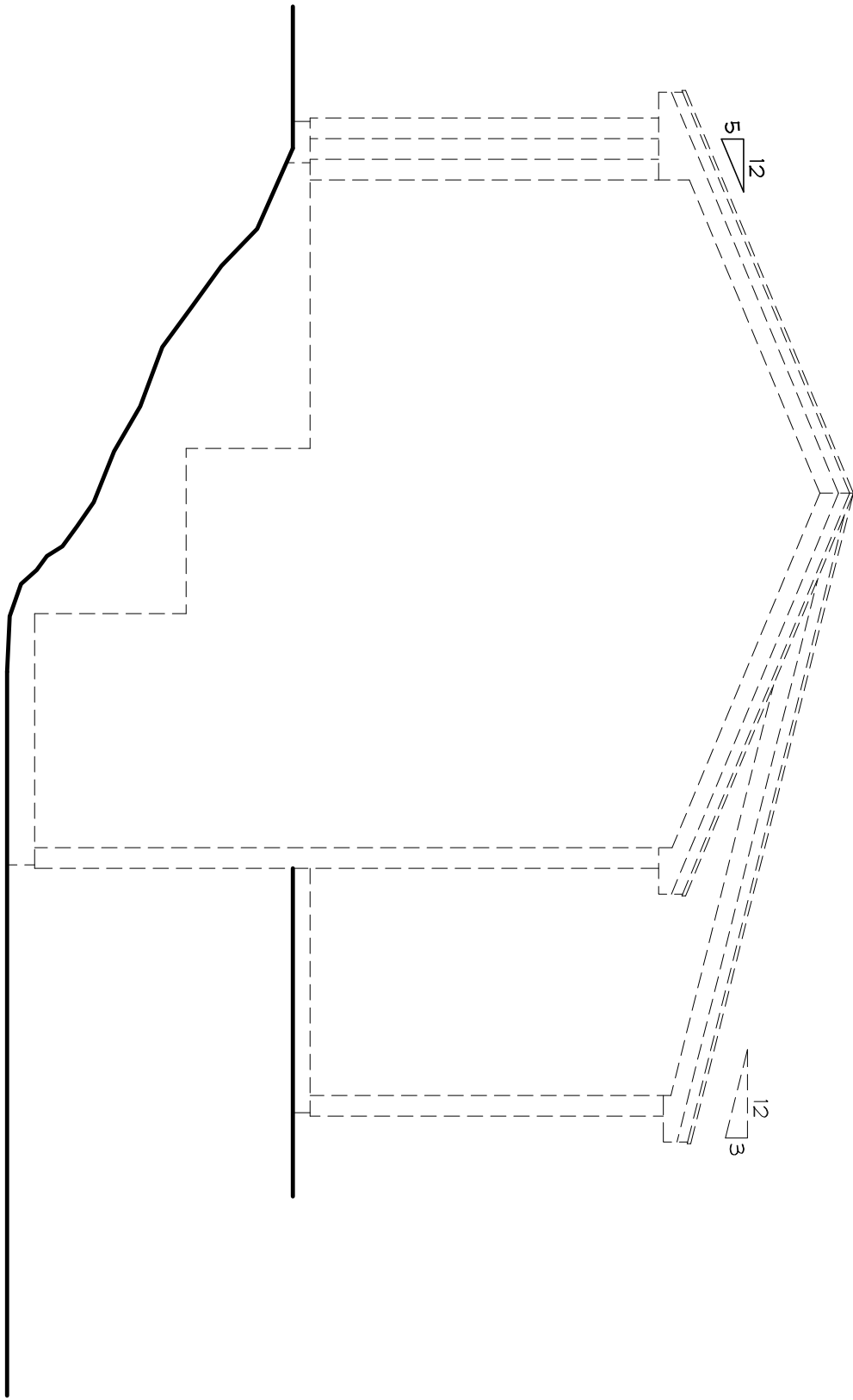
MANI RESIDENCE
NEW RENOVATION DESIGN
24E MAYNARD LANE
BUZZARDS BAY (BOURNE), MA.

REVISIONS:		
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DATE:	NOV. 10, 2023
DRAWN BY:	B. HART
PROJECT NO.:	2323
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REVISED:	

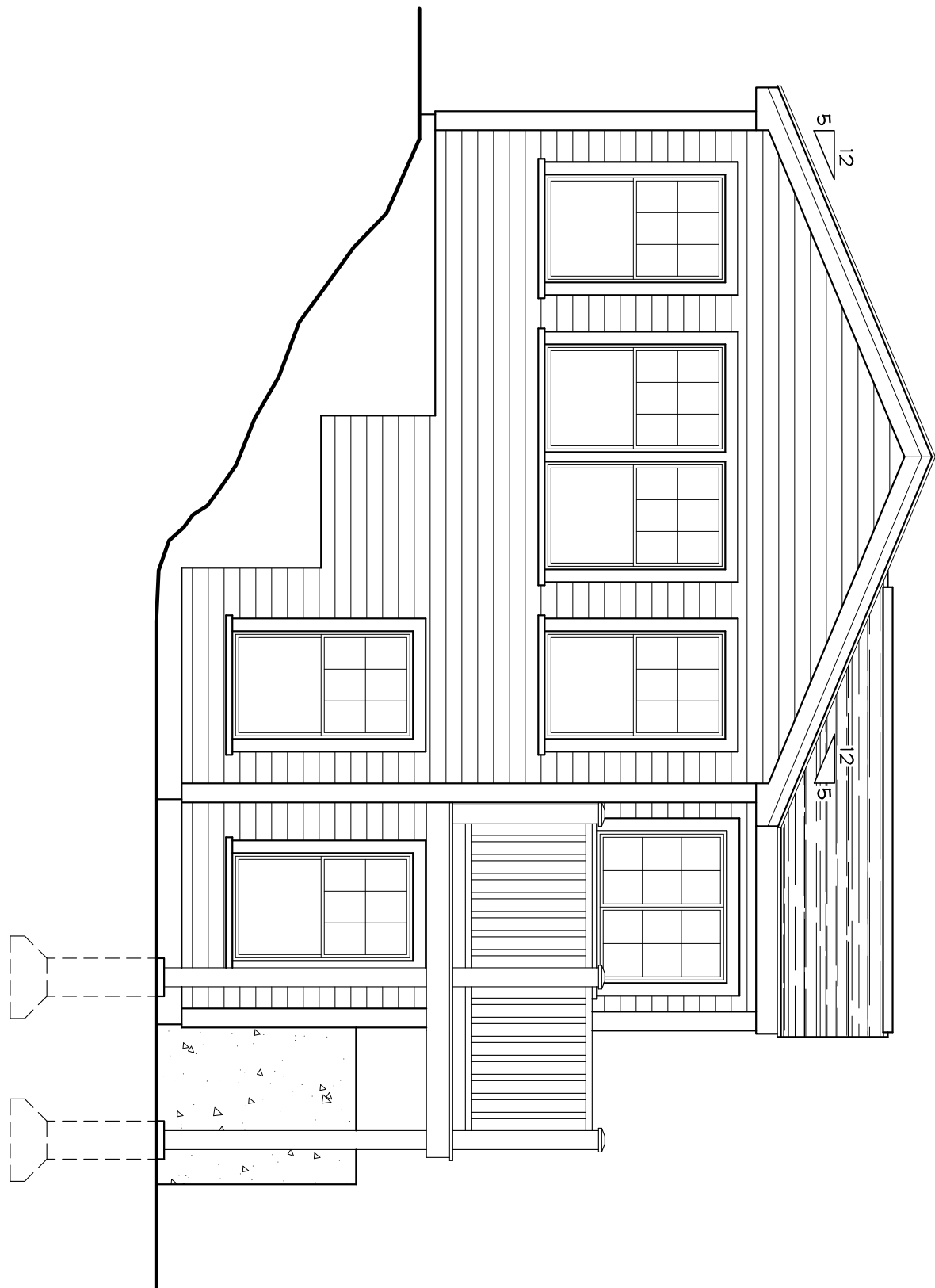
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P1



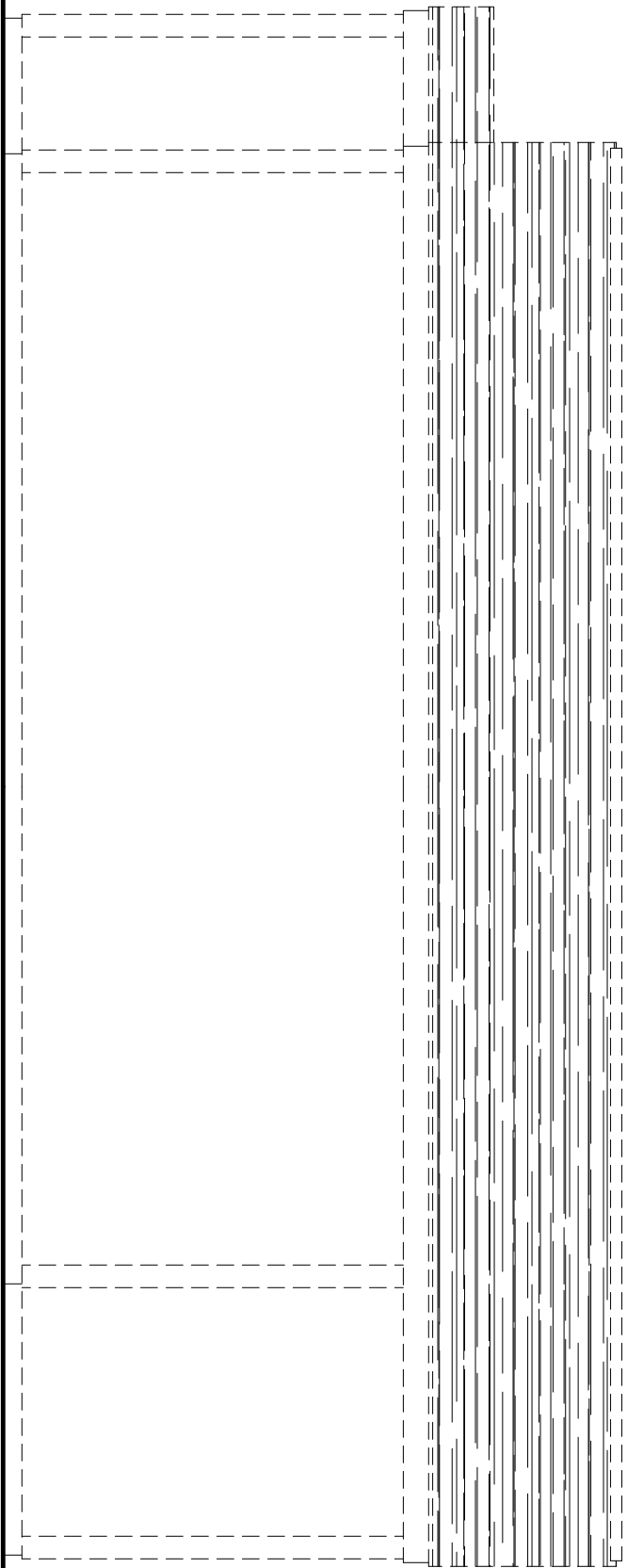
EXISTING FRONT ELEVATION

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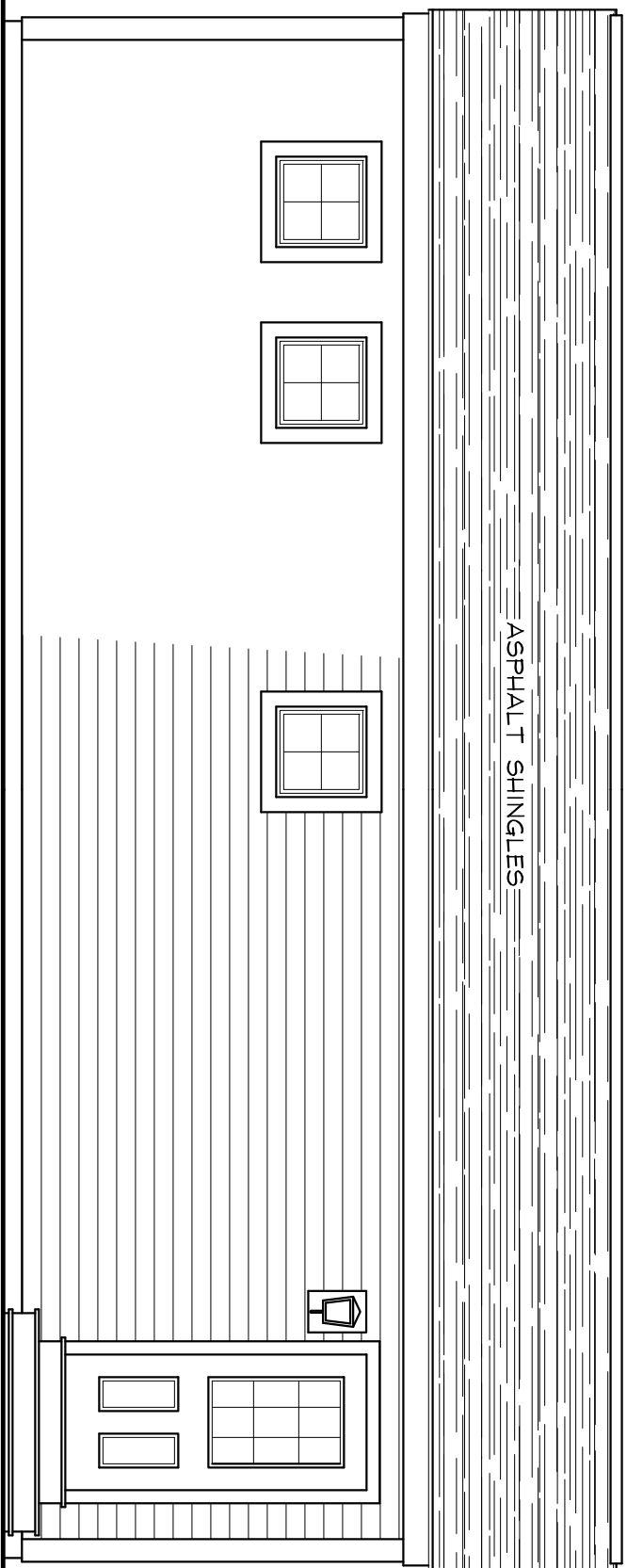
PROPOSED FRONT ELEVATION

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



EXISTING LEFT SIDE ELEVATION

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



PROPOSED LEFT SIDE ELEVATION

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

TITLE:
PROPOSED ELEVATIONS

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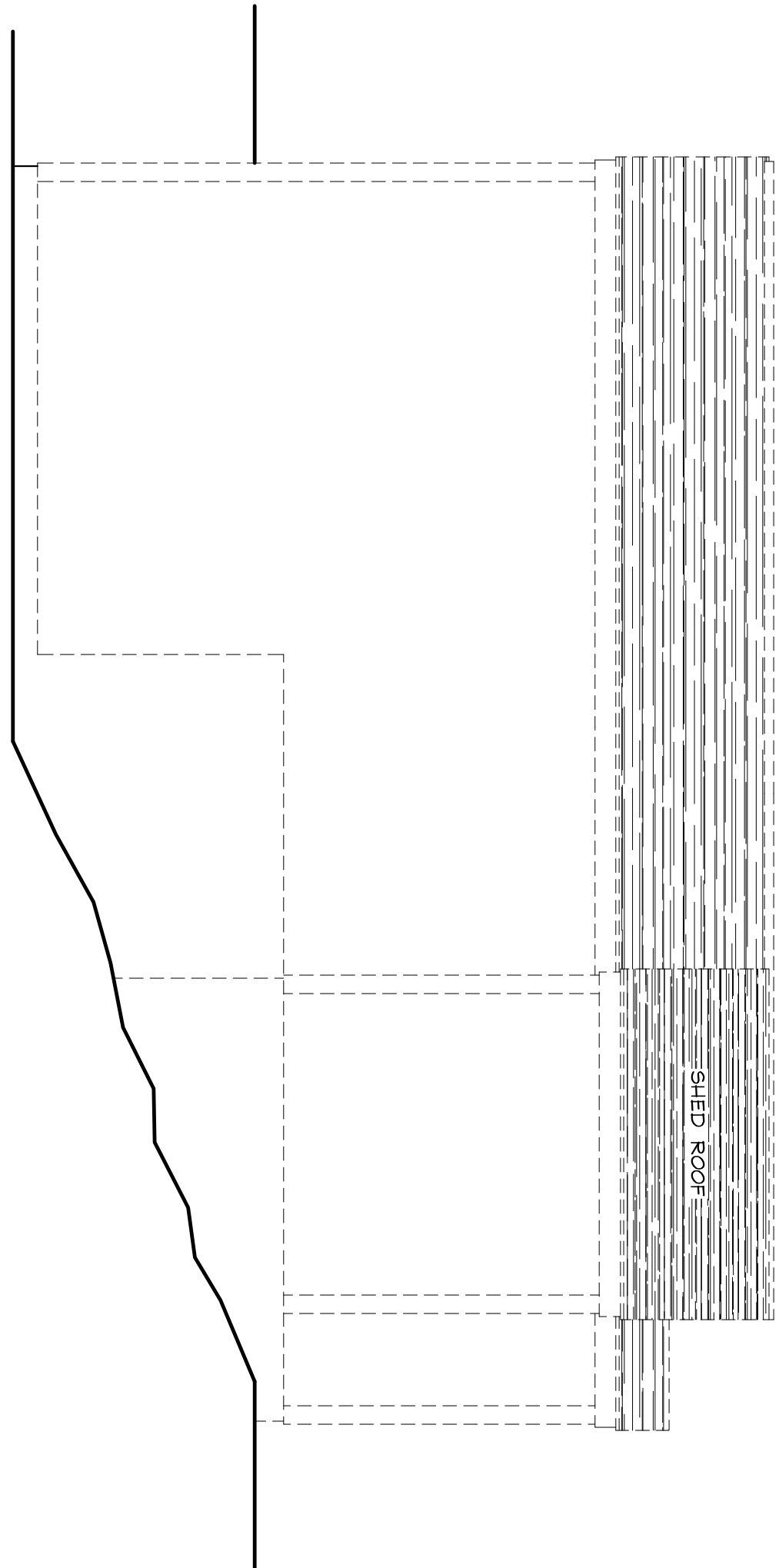
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DATE: NOV. 10, 2023
DRAWN BY: B. HART
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SCALE: 1/4" = 1'-0"
REVISED

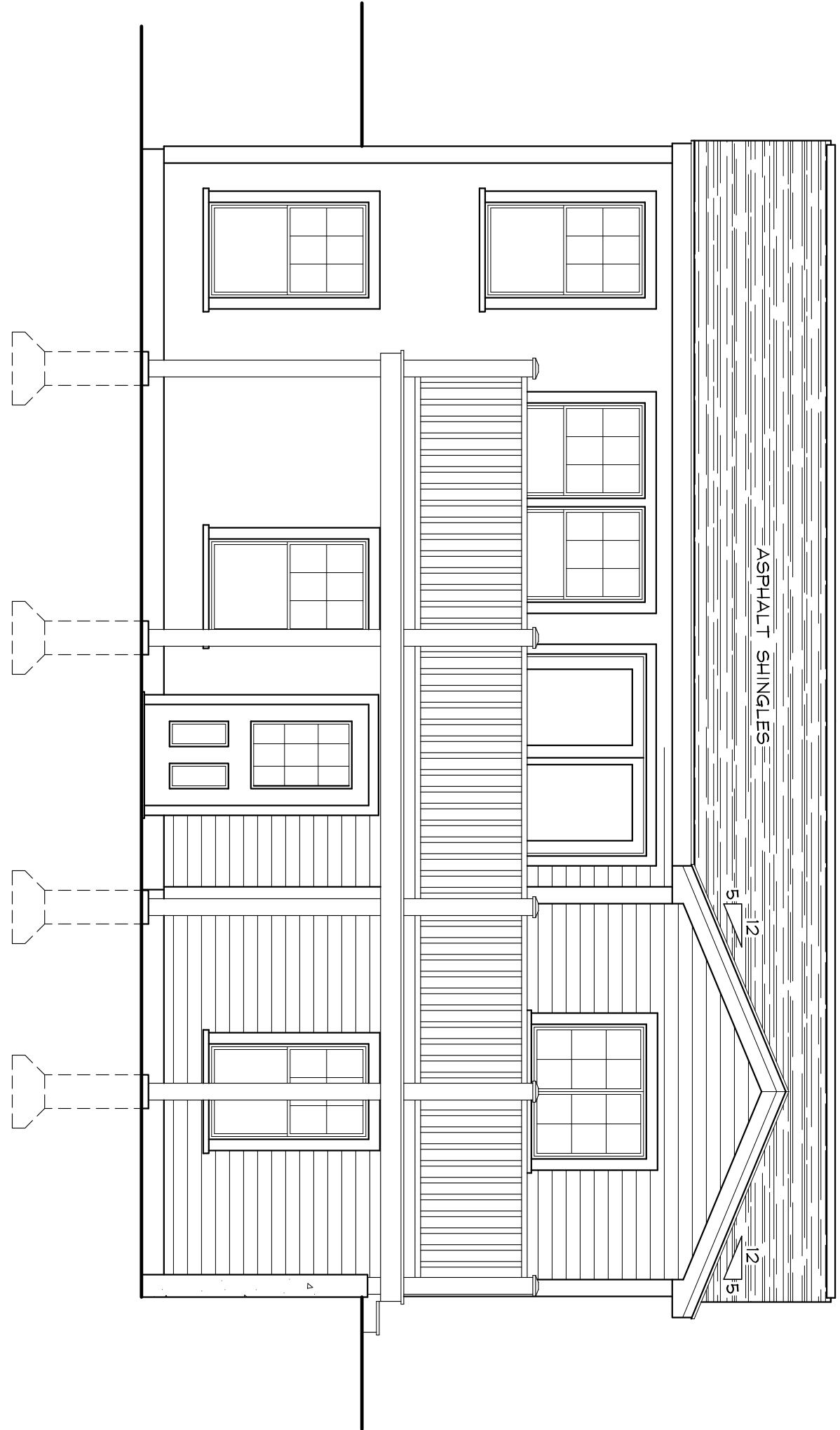
SHEET NO.

P2



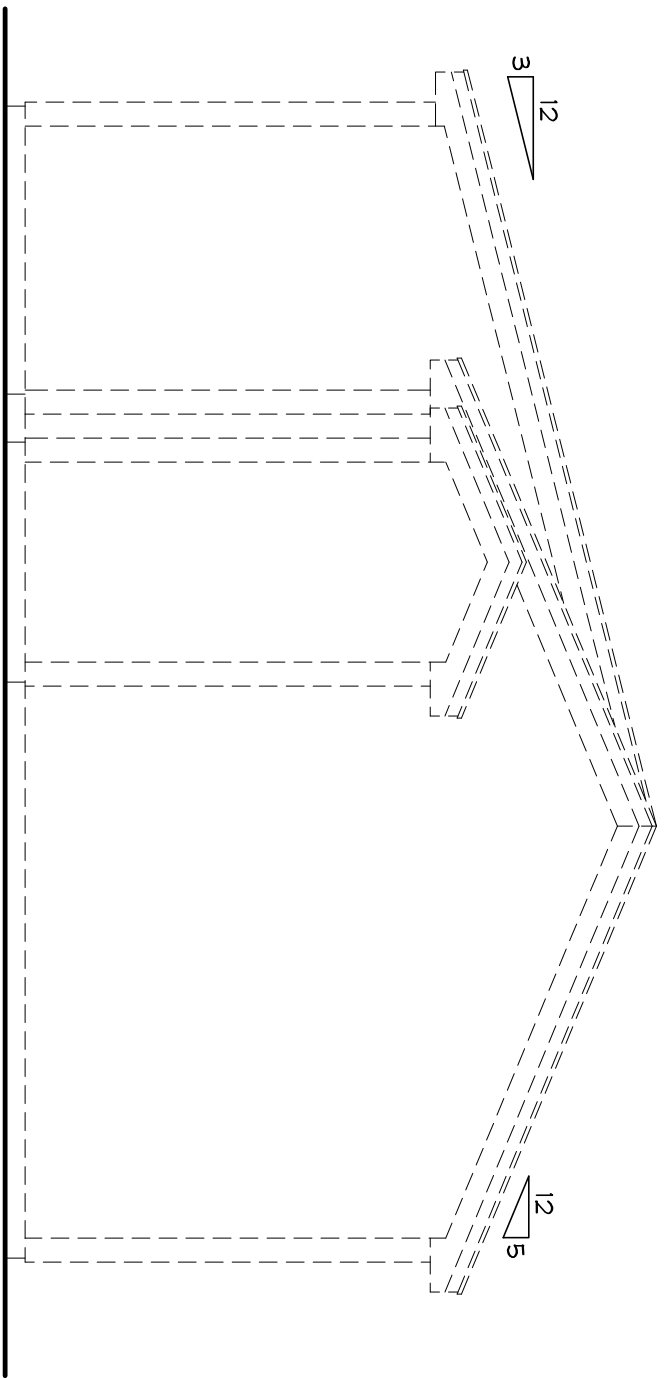
EXISTING RIGHT SIDE ELEVATION

SCALE: 1/4\"/>



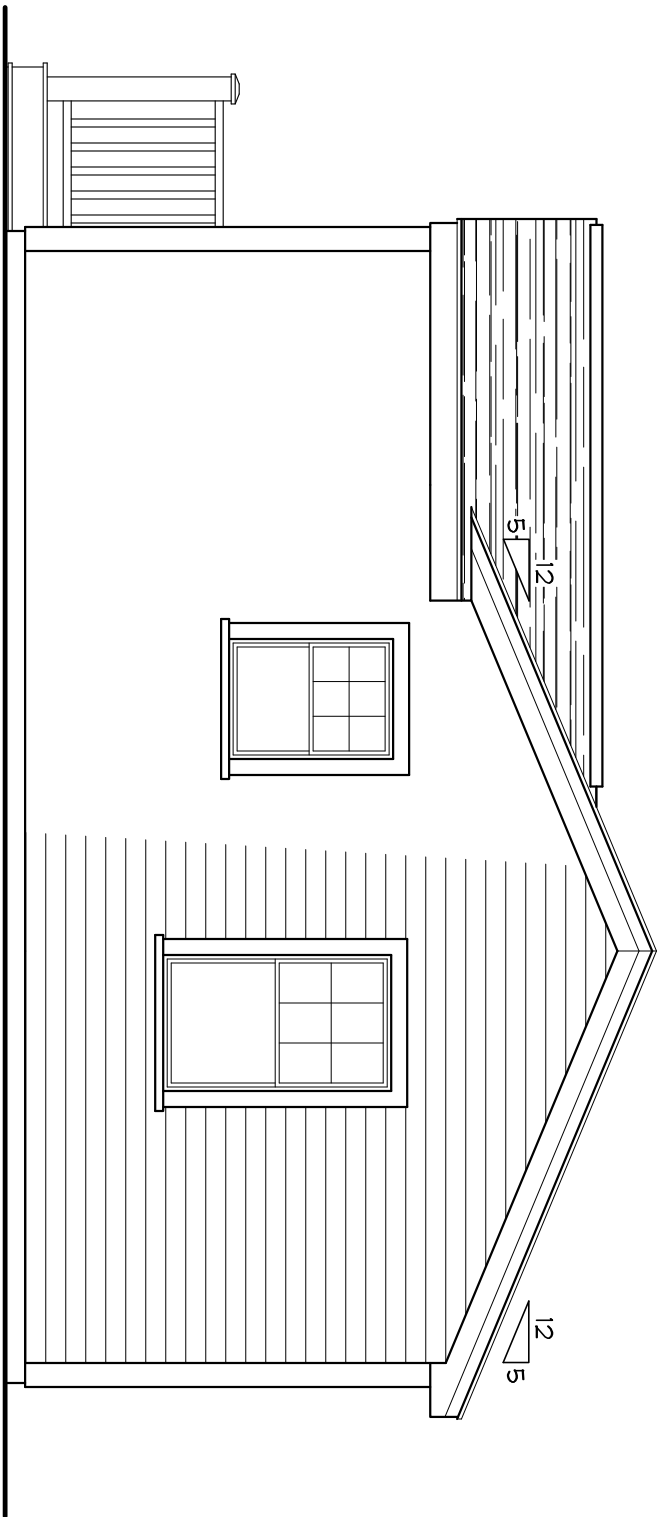
PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/4\"/>



EXISTING REAR ELEVATION

SCALE: 1/4\"/>



PROPOSED REAR ELEVATION

SCALE: 1/4\"/>

TITLE:
PROPOSED ELEVATIONS

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PROJECT NO: 2323
SCALE: 1/4\"/>
REVISED

SHEET NO.

P3



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

March 28, 2024

Nikhil Mani
81 Prospect St
Acton, MA 01720

Reference: Abutters List for Map 14 Parcel 50.87
Subject Property: 24E Maynard 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

Report #24: Owner Listing Report										Bourne	MA
Fiscal Year 2025											
Extract: Database: Filter: Sort:	ABUTTERS LIST LIVE Key IN 2431,2447,2448,2721,2740,15517	Owner	Location	LCU/CI	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	810C 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	66 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 SOUTHVIEW 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									

