

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

Date: 3-14-24

1. Applicant Full Name: Susan Page
2. Mailing Address: 37 Bourne Neck Dr.
3. City/State/Zip: Bourne MA 02532
4. Telephone: 781-801-6416 Email: Sue.page@gmail.com
5. Property Owner Full Name (if different): Same
6. Mailing Address: 37 Bourne Neck Dr
7. City/State/Zip: Bourne MA 02532
8. Telephone: 781-801-6416
9. Property Affected Address: 37 Bourne Neck Dr
10. Village/Section of Town: Buzzards Bay
11. Zoning District: R40 Map: 2301 Parcel 71 Book: 28344 Page: 211
12. Dimensions of Lot: see plan Area: \_\_\_\_\_  
(Frontage) (Minimum Average Width) (Square Feet)
13. What section(s) of the Zoning Bylaw are you seeking a Variance from: 5:2500  
[Refer to Section Number(s)]
14. Describe briefly the nature of your request: Put a deck on front  
of house

## 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?

none that I'm aware

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

I'm a senior citizen with a progressive disabling disease. My mobility is limited and this deck will enable me to get outside as the years pass.

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

I don't foresee this having a negative impact to others

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

Because of my medical hardship, I would eventually be mostly confined to my 800 sqft house without it.

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

Bourne Assessors Map:



Plot/Site Plan:



Building Plan:



List of Abutters



Other:

Directions to the site



Lot Coverage/Gross Floor Area Worksheet:

see plot plan

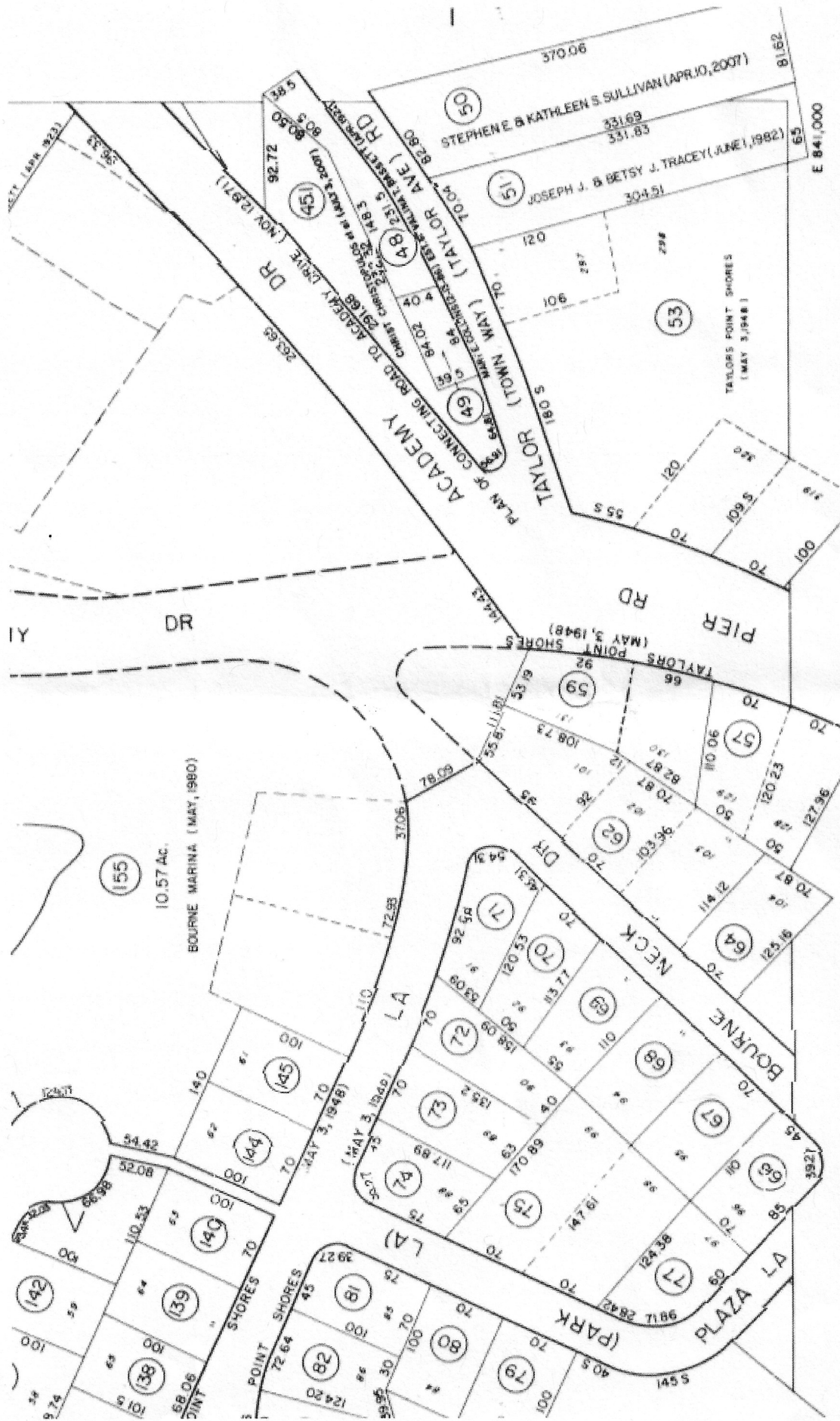
Petitioner Signature:

Susan Page

Date:

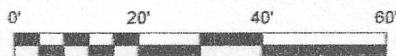
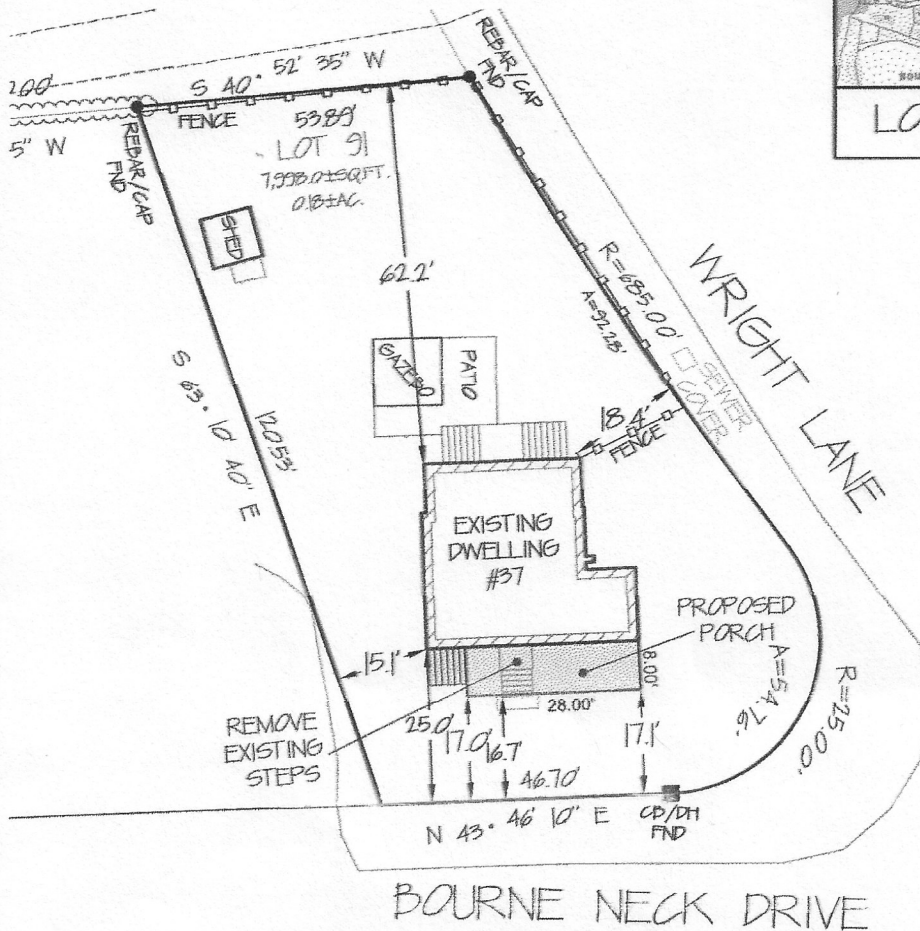
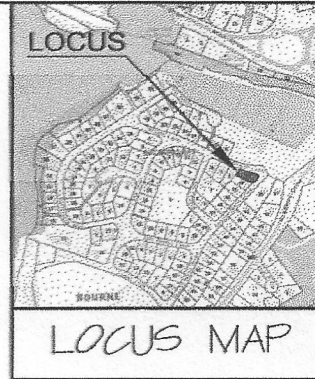
3-14-24



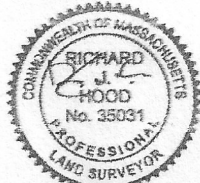


# PROPERTY MAP SHEET 23.1

LEGEND	
County line	(23) Map parcel number
Town line	(2) 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	



THE EXISTING DWELLING SHOWN  
WAS LOCATED BY AN INSTRUMENT  
SURVEY ON 11/05/2013 AND  
EXISTS ON THE GROUND AS  
SHOWN.



PROFESSIONAL LAND SURVEYOR

ZONING SETBACKS		
REQUIRED	EXISTING	PROPOSED
FRONT 20'	FRONT 25.0' (HOUSE) 17.0' (STEP)	FRONT 17.0' (PORCH)
REAR 12'	REAR 62.3'	REAR 62.3'
SIDE 12'	SIDE(L) 15.1'	SIDE(L) 18.8'
SIDE 12'	SIDE(R) 18.4'	SIDE(R) 18.6'

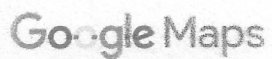
ASSESSORS MAP 231 PARCEL 71

PLOT PLAN  
SHOWING A PROPOSED PORCH  
#37 BOURNE NECK DRIVE  
BOURNE, MASSACHUSETTS

CANAL LAND SURVEYING and PERMITTING INC.  
Land surveyors - engineers  
306 Old Plymouth Road, Sagamore Beach, MA 02542  
Ph: (508) 888-9335 Email: canal survey@verizon.net

LD No. 23-099  
DATE: MAR 02/24  
SCALE: 1" = 20'  
DRAWN: PDR  
CHECKED: JLB





**Bourne Town Hall, 24 Perry Ave, Bourne, MA 02532 to  
Home (37 Bourne Neck Dr)**

Drive 1.1 miles, 3 min

**Bourne Town Hall**

24 Perry Ave, Bourne, MA 02532

- ↑ 1. Head northwest toward Perry Ave  
141 ft
  - ↘ 2. Turn right onto Perry Ave  
0.1 mi
  - ↙ 3. Turn left onto Main St  
0.7 mi
  - ↙ 4. Turn left onto Academy Dr  
0.1 mi
  - ↘ 5. Turn right onto Wright Ln  
226 ft
  - ↙ 6. Turn left onto Bourne Neck Dr  
98 ft
- i** Destination will be on the right

**37 Bourne Neck Dr**

Buzzards Bay, MA 02532

Lot Size		Max Gross		Lot Coverage	
% used to determine GFA requirements	7998 SF	First Floor		Dwelling	876
Maximum GFA =		Second Floor		Garage CONCRETE PATIO	266
		Garage*		Deck/Porch EXISTING FRONT (52 SF) EXISTING BACK (120 SF)	172
% used to determine lot coverage requirements		Porch*		Shed 8'x8'	64'
Maximum Lot Coverage =		Basement		Storage container	
		Other		Gazebo included with CONCRETE SLAB	
				Swimming Pool	
<b>Building Height</b> (also see definition)		<b>Total:</b>		<b>Total:</b>	1,378

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.





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

## **TOWN OF BOURNE**

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



Rui Pereira, MAA  
Director of Assessing

March 18, 2024

Susan Page  
37 Bourne Neck Dr.  
Buzzards Bay, MA 02532

Reference: Abutters List for Map 23.1 Parcel 71  
Property Address: 37 Bourne Neck Drive

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 23.1 Parcels 62, 68, 69, 70, 72, 73, 75 & 155.

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 4438,4442,4443,4444,4446,4447,4449,4522  
Sort:

Report #24: Owner Listing Report

Fiscal Year 2025

Bourne MA

Key	Parcel ID	Owner	Location	LCU	Bk-Pct(Cent)/Dt	Mailing Street	Mailing City	ST	Zip Cd/County
4438	23.1-62-0	FORTUNE JEFFREY R & JAIME M FORTUNE	38 BOURNE NECK DR	N 1010	33921/181 3/22/2021	7 BEVERLY RD	NATICK	MA	01780
4442	23.1-68-0	MURRAY WILLIAM M	43 BOURNE NECK DR	N 1010	25746/332 6/23/2016	43 BOURNE NECK DR	BOURNE	MA	02532
4443	23.1-69-0	YOUNG JAMES P TRS JAMES P YOUNG TRUST	41 BOURNE NECK DR	N 1010	36068/63 9/29/2023	PO BOX 727	NORTON	MA	02786
4444	23.1-70-0	PAGE ROBERT J & KULJIT PAGE	39 BOURNE NECK DR	N 1010	31390/222 7/9/2018	39 BOURNE NECK DRIVE	BUZZARDS BAY	MA	02532
4446	23.1-72-0	ROY DEBRA A & LINDA J CONDON & CHRISTINE G HEISLER	5 WRIGHT LN	N 1010	21541/218 11/21/2006	65 VICTORY RD	LYNN	MA	01902
4447	23.1-73-0	HOLWAY MANDY	7 WRIGHT LN	N 1010	32487/135 11/22/2019	7 WRIGHT LANE	BUZZARDS BAY	MA	02532
4449	23.1-75-0	ZIEGNER RENEE D & FRANCIS MAGUIRE	9 PLAZA LN	N 1010	17257/172 7/21/2003	P.O. BOX 672	TALKEETNA	AK	99878
4522	23.1-155-0	TOWN OF BOURNE	1 ACADEMY DR	N 8310	3452/209 3/22/1962	24 PERRY AVE	BUZZARDS BAY	MA	02532-3447

Total Records 8