

**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: 5-2-24

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: same
7. City/State/Zip: same
8. Property Affected Address: 37 Bourne Neck Dr.
9. Village/Section of Town: Bozzards Bay
10. Zoning District: R40 Map: 23.1 Parcel 71 Book: 2344 Page: 211
11. Dimensions of Lot: see plan Area: \_\_\_\_\_  
(Frontage) (Minimum Average Width) (Square Feet)

12. Describe specifically the nature of your request:

Put a deck on front of house

**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.

None that I'm aware of.

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.

None

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

None

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

None

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.

None

**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.

None

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.

it will be inline with the pre-existing  
landing

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: \_\_\_\_\_ 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: \_\_\_\_\_ sq. ft. \_\_\_\_\_ %
- 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. \_\_\_\_\_ %.


*See table  
2456  
per town  
planner*

**Application for Special Permit (continued)**

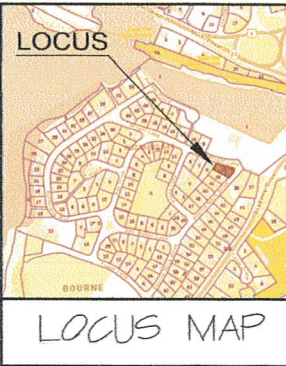
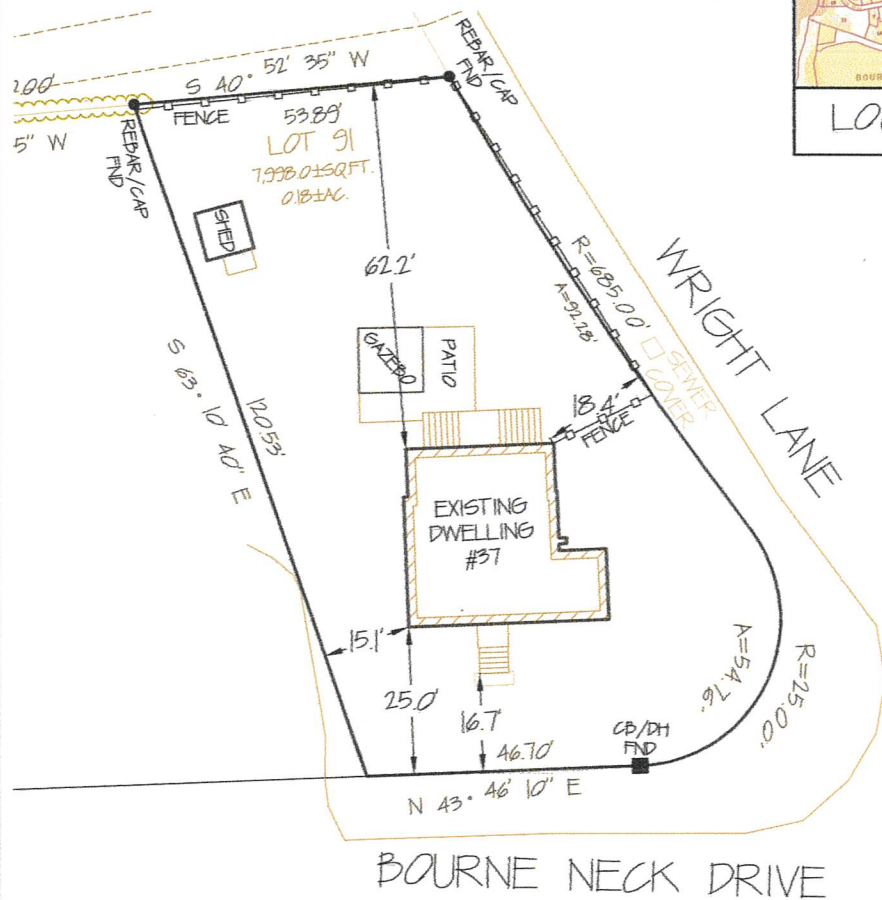
21. Attach the "Nonconforming Lot Coverage Worksheet" with the necessary calculations for maximum floor area, maximum lot coverage and maximum building height as defined by the table detailed in Section 2456, signed by the Town Planner or his/her designee.

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

Bourne Assessors Map ☒ Plot/Site Plan ☒  
Building Plan ☒ List of Abutters ☒ Other: \_\_\_\_\_  
Directions to the site ☒  
Gross Area/Lot Coverage Worksheet: ☒

Applicant Signature: 

Date: 5-2-24



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

ZONING SETBACKS		
REQUIRED	EXISTING	PROPOSED
FRONT 20'	FRONT 25.0'	FRONT *
REAR 12'	REAR 62.2'	REAR 62.2'
SIDE 12'	SIDE(L) 15.1'	SIDE(L) *
SIDE 12'	SIDE(R) 18.4'	SIDE(R) *

ASSESSORS MAP 23.1 PARCEL 71

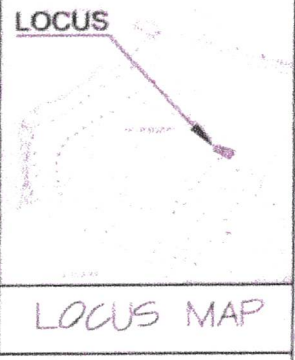
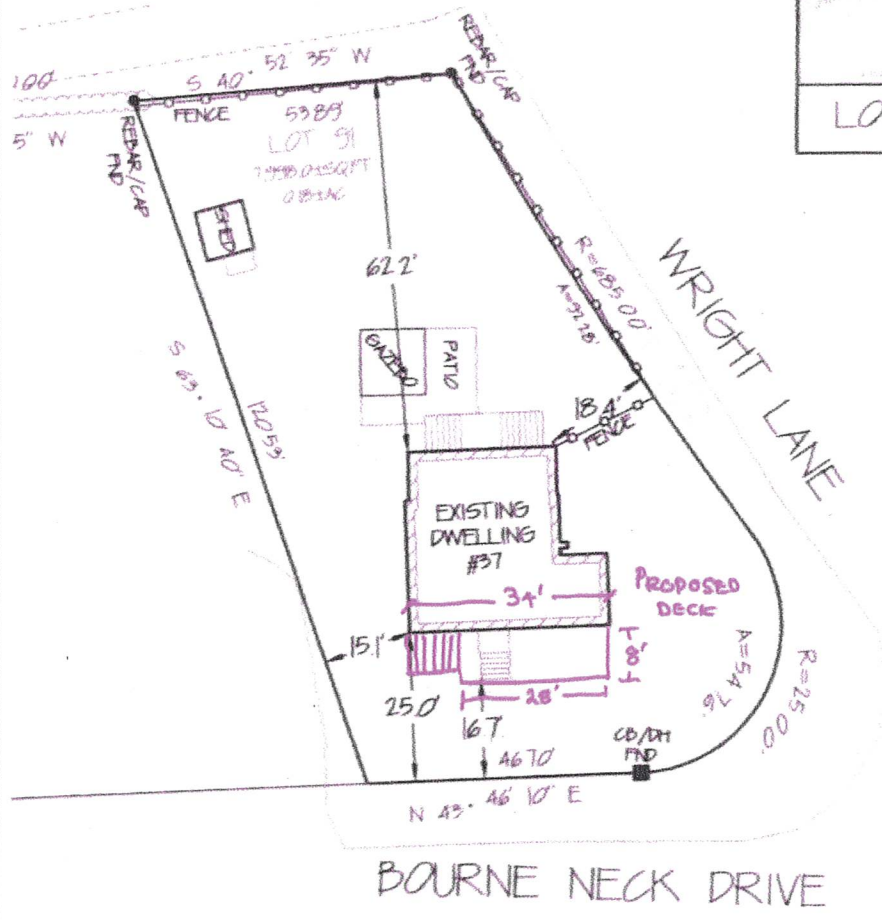
PLOT PLAN  
SHOWING A EXISTING CONDITIONS  
#37 BOURNE NECK DRIVE  
BOURNE, MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR

CANAL LAND SURVEYING and PERMITTING INC.  
land surveyors - engineers  
306 Old Plymouth Road, Sagamore Beach, MA 01961  
Ph: (508) 888-5255 Email: canalssurvey@verizon.net

JOB No. 23-075  
DATE: 08/01/2013  
SCALE: 1" = 20'  
DRAWN: PDR  
CHECK: rjh





THE EXISTING DWELLING SHOWN WAS LOCATED BY AN INSTRUMENT SURVEY ON 10/5/2013 AND EXISTS ON THE GROUND AS SHOWN

ZONING SETBACKS		
REQUIRED	EXISTING	PROPOSED
FRONT 20'	FRONT 15.0'	FRONT *
REAR 11'	REAR 41.5'	REAR 41.5'
SIDE 5'	SIDE(L) 5'	SIDE(R) *
SIDE 15'	SIDE(R) 15.4'	SIDE(R) *

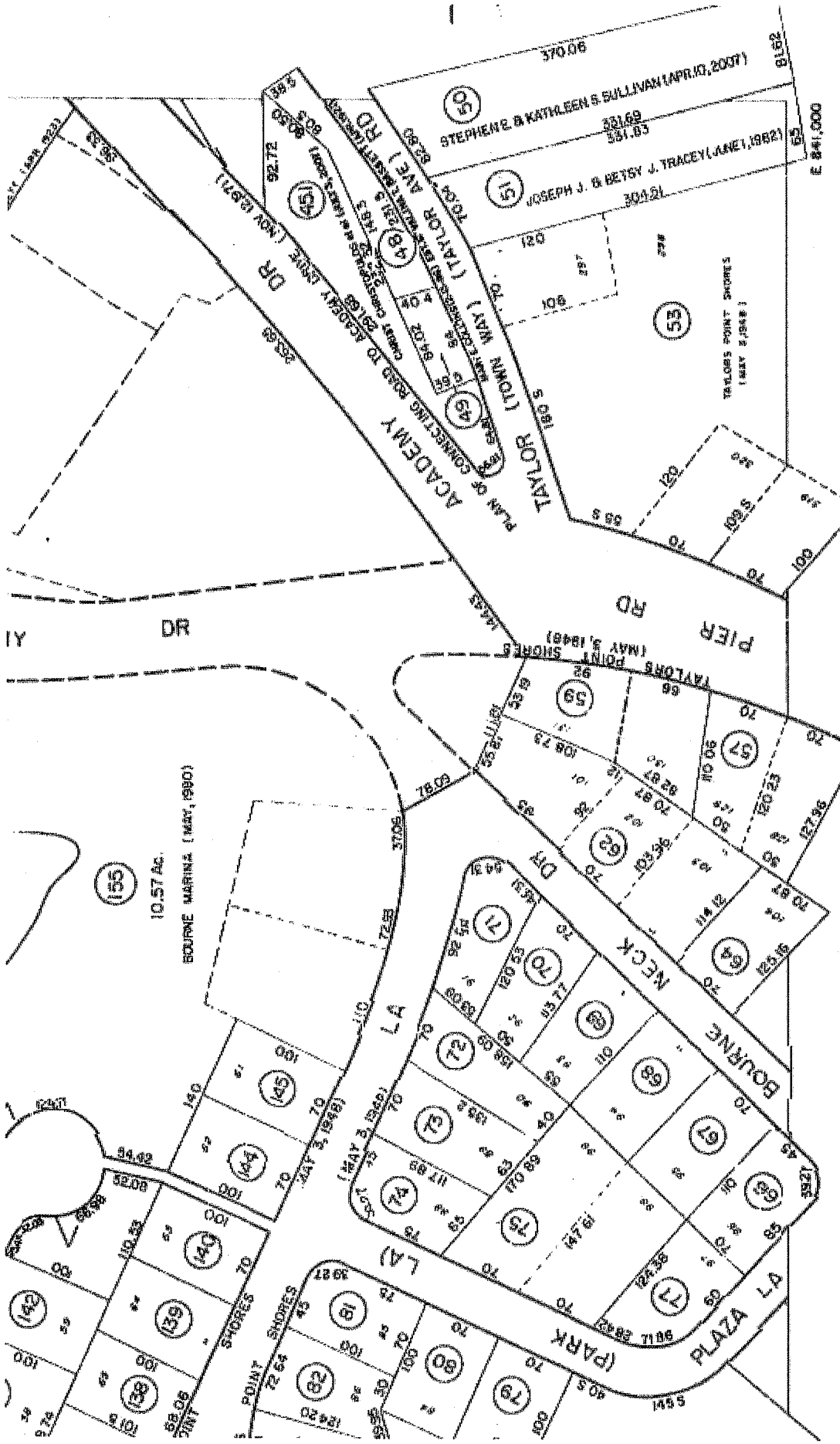
ASSESSORS MAP 231 PARCEL 71

PLOT PLAN  
SHOWING A EXISTING CONDITIONS  
#37 BOURNE NECK DRIVE  
BOURNE, MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR

CARL LAND SURVEYING and PERMITTING INC.  
Land surveyors - engineers  
300 Old Plymouth Road, Sagamore Beach, MA 02562  
Ph: (508) 888-9550 Email: carl@surveyperm.com

MAP NO. 23-027  
DATE: 06/06/2013  
SCALE: 1" = 50'  
DRAWN: PDL  
CHECK: JLS



# PROPERTY MAP SHEET 23.1

LEGEND	
County line	Map parcel number
Town line	Original lot number
Military reservation line	100 S
Water district line	100 P
Easement line	100 #
Original lot line	7
	Denotes same owner








**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  
 Destination will be on the right  
98 ft

**37 Bourne Neck Dr**

Buzzards Bay, MA 02532

Name: Susan Page Map: 23.1  
Address: 37 Bourne Neck Drive Parcel: 71.0

**Zoning Bylaw - Section 2450**

Zone: R-40

Lot Size	7,998	Max Gross Floor Area		Lot Coverage (Footprint)	
% used to determine GFA requirements	24%	First Floor	668	Dwelling	668
<b>Maximum GFA =</b>	<b>1920</b>	Enclosed porch (rear)	200	Enclosed porch (rear)	200
10% allowance via ZBA special permit	192	Shed	64	Shed	64
<b>Total Max GFA plus allowance =</b>	<b>2111</b>	Proposed front porch	224	Mounted canopy/gazebo (not including patio)	144
				Proposed front porch	224
% used to determine lot coverage req.	25%				
<b>Maximum Lot Coverage</b>	<b>2000</b>				
10% allowance via ZBA special permit	200				
<b>Total Max Lot Coverage plus allowance =</b>	<b>2199</b>				
<b>Building Height (see definition)</b>	<b>27' Max</b>	<b>Total GFA:</b>	<b>1156</b>	<b>Total Lot Coverage:</b>	<b>1300</b>
			14.5%		16.3%

Nonconforming Lot Size square feet	Maximum Gross Floor Area to Lot Area	Maximum Lot Coverage	Maximum Building Height
Less than 6,001	25%	25%	25 feet
6,001 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
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

Per site plan dated March 2024, provided by Canal Land Surveying and Permitting Inc, the proposed Lot Coverage is under the max allowed. Floor plans not provided for GFA calculation. Utilized both Site Plan and Town Assessor data for GFA calculation, the proposed GFA is under the max allowed. 04.26.24.

**Maximum Gross Floor Area:** The sum of all horizontal floor areas for all residential structures located on the same lot, including garages, (except one-story garages with a maximum of 480 square feet), barns, sheds, covered porches greater than 200 square feet, but not including decks, cellars/basements with walls more than 50% below grade, and attics having less than 6'-6" floor to ceiling, providing no roof penetrations (i.e. dormers, skylights) and not accessed by fixed stairs.

**Maximum Lot Coverage:** The sum of all horizontal areas of all structures whether roofed or not, including decks and swimming pools that have a capacity of 4000 gallons or more in volume.

Lot Size		Max Gross		Lot Coverage	
% used to determine GFA requirements	7,998 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.