

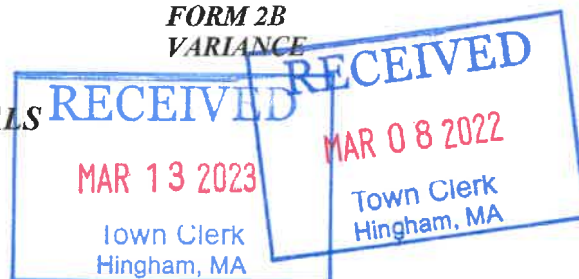
TOWN OF HINGHAM

**SUPPORTING STATEMENT –
STATUTORY FINDINGS**



BOARD OF APPEALS

**FORM 2B
VARIANCE**



Petitioner John and Carries Crawford seeks

a Variance from Section (s) Section IV – Table IV-A Schedule of Dimensional Requirements for Residence District B, Minimum Rear Yard Dimensions Section IV-C / 3 Location of Accessory Buildings

of the Zoning By-Law for property located at 4 Palmers Lane Hingham, MA

and presents the following findings of fact in accordance with the provisions of M.G. L. 40A, §10:

1. The following circumstances relating to the soil conditions, shape, or topography especially affect the land or structure(s) in question, but do not affect generally the zoning district in which the land or structure(s) are located.

The property is flat without any natural barriers; however the septic tank is located in the middle of the in the rear yard about off 24'-0" from the façade and the leeching field is located in the southwest corner of the property. The side setback at the south is currently 29.4 feet. This only allows for a 9 foot addition, which will not allow for a garage. The only buildable area that could accommodate a 2-car garage is the northwest corner of the property.

2. Owing to the circumstances described above, a literal enforcement of the provision of the Zoning By-Law would involve substantial hardship, financial or otherwise, to the undersigned for the following reasons. ZBA – 10/2001 Form 2B 3.

A literal enforcement of the By-Laws would not allow for a two car garage, which will limit the usefulness of a new structure as well as its overall value to the property.

ZBA – 10/2001

3. Relief may be granted without substantial detriment to the public good for the following reasons.

Relief may be granted with detriment to the public good because we will be removing a non-conforming shed/outbuilding (per Section IV-C / 3 Location of Accessory Buildings). The shed is currently 10.5 feet from the rear property line. The proposed layout will only encroach into the rear setback by 1.9 feet. The reasoning for that is that we are proposing a 20'-0" wide garage, which is the minimum width for two cars. The garage is to be a free standing structure, therefore we are situating it a minimum of 7'-0" away from the main house, to accommodate stairs down from the first floor elevation and a pedestrian pathway.

Note: The garage will be no closer to the street/north property line than the existing footprint at 17.8 feet.


4. Relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning By-Law for the following reasons.

As noted above we will be reducing the existing non-conformity. In addition, the neighborhood is made up of homes that were built before the current zoning laws were in place and do not meet the current setbacks or have been granted relief for non-conforming additions. This would match the fabric of the community.

NOTE: The law does not permit the Board of Appeals to grant a variance unless all of the legal requirements are satisfied. Each one of the above findings must be answered in detail.

The rights authorized by a variance expire one year from the date the decisions is filed with the Town Clerk, unless exercised in accordance with the terms of M.G.L/ 40A, § 10.

Date 03/07/22

SIGNATURE 
(Petitioner/Agent)

Address P.O. Box 709 Hingham, MA 02043

Tel No. 781-545-2838

Please attach additional sheets if space provided is insufficient

ZBA – 10/2001