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MAR 31 2023

Board of Appeals
Hingham, MA

TOWN OF HINGHAM



SUPPORTING STATEMENT –
STATUTORY FINDINGS

FORM 2B
VARIANCE

BOARD OF APPEALS

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.

A previous variance was granted due to the location of the septic tank and leeching field on an already undersized lot. The 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. An addition is planned on the south side of the property, allowable by right. The only additional buildable area behind the existing great room in the northeast 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.

The Owner has invested in upgrading the property over the past decade with the intention that they would be approved for this addition. A literal enforcement of the By-Laws would not allow for the addition as planned. This will force the client to move and due to the current market, they may not be able to remain to raise their family in Hingham.

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 it matches the neighborhood as a whole. We will be removing an 8x8 shed/outbuilding and replacing it with a larger outbuilding 16x22. This will be a one-story structure 14'-6" in height to the mid-point of the sloped roof. This is less than the 30'-0" maximum height.

The proposed layout will meet the 20'-0" rear setback and will align with the existing addition along the Polk Road side of the property at 17.9 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 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. There are other non-conforming structures throughout the neighborhood, so 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 decision 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