

Office Use Only		
<b>Filed with Town Clerk</b> <i>(Time Stamp)</i> TOWN OF HANOVER 2023 FEB -2 AM 9:43 TOWN CLERK	<b>Case Number:</b> _____  <b>Decision Due:</b> _____	<b>Received By Board</b> <i>(Date Stamp)</i>

## Application Form

The undersigned hereby petitions (or appeals to) the Board of Appeals for a hearing and decision on the following:

### Applicant /Petitioner Information

<b>Name</b> <i>David + Lindsay Bissenden</i>	
<b>Address</b> <i>36 Monroe Rd.</i>	
<b>Telephone</b> <i>(508) 802 8877</i>	
<b>Fax (optional)</b>	
<b>Email Address (optional)</b> <i>NVHusky523@aol.com</i>	
<b>Owner of Record &amp; Address (provide Title)</b>	
<input checked="" type="checkbox"/> Same as Applicant <input type="checkbox"/> Other (Please identify name, address, and phone)	

### Application / Petition Type

Check appropriate box.

<p><i>In the instructions, see the Required Findings. Attach proof of the four (4) prerequisites in a detailed explanation along with any significant support or documentation.</i></p> <p><input checked="" type="checkbox"/> <u>Petition for Variance</u></p> <p><input checked="" type="checkbox"/> <u>Application for Special Permit</u></p> <p><input type="checkbox"/> <u>Application for Construction &amp; Erection of Wireless Telecommunications Tower</u></p> <p><input type="checkbox"/> <u>Application for Installation of Wireless Telecommunications Antennae on Existing Towers</u></p>	<p><input type="checkbox"/> <u>Notice of appeal from Order or Decision of Building Inspector or other Administrative Official</u> Indicate date of order or decision being appealed here: _____ Title of Administrative Official: _____ (Attach a copy of the applicable order or decision hereto.)</p> <p><input type="checkbox"/> <u>Notice of appeal from Order or Decision of Sign Officer as indicated in Hanover Sign Bylaw.</u> Indicate date of order or decision being appealed here: _____ (Attach a copy of the applicable order or decision hereto, along with a copy of the original application for sign permit.)</p>
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### Project Locus & General Information

<b>Address(s)</b> (List All Street Numbers & Street Names)	
<b>Map &amp; Lot Number(s)</b> (Use "Two-Digit Dash Three-Digit" Format available from Assessors Office. Example: 12-345)	
<b>Status of Wetlands (WPA - M.G.L. Ch. 31, S. 40)</b>	<input type="checkbox"/> Present On Property <input type="checkbox"/> Within 100 ft. <input type="checkbox"/> Not Applicable





<b>Status of Flood Plain &amp; Flood Zones</b>	<input type="checkbox"/> Present On Property <input checked="" type="checkbox"/> Not Applicable
<b>Status of Site Plan Review</b>	<input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required <input type="checkbox"/> Limited Review Requested
<b>Zoning District(s)</b> (Check all that apply) (* Indicates Overlay District) († Proposed overlay for applicable projects)	<input checked="" type="checkbox"/> Residence A District <input type="checkbox"/> Planned Shopping Center District <input type="checkbox"/> Business District <input type="checkbox"/> Commercial District <input type="checkbox"/> Industrial District <input type="checkbox"/> Limited Industrial District <input type="checkbox"/> Fireworks District <input type="checkbox"/> Aquifer Protection Zone <input type="checkbox"/> Well Protection Zone * <input type="checkbox"/> Flood Zone * <input type="checkbox"/> Wireless Telecommunications District * <input type="checkbox"/> Village Planned Unit Development (VPUD) †

**Filing Details (List all Applicable By-Law Sections.)**

See Attachment.

☐ Is this filing related to a current or pending filing before another Town Board or Department? If so, check here and provide reference information for such filing(s).

**Required Signatures**

Applicant		Owner	
David Brissenden	Lindsay Brissenden	David Brissenden	Lindsay Brissenden
			
Print Name	Print Name	Print Name	Print Name

We would like to build a 15 ft. x 25 ft. garage attached to our house, single car with no loft or second floor space above. This garage will be used for storage purposes and designed to fit one vehicle with adequate space to open the doors fully. This new garage project does have deficiencies in zoning bylaws which include front and side yard setback requirements. The existing house has front yard setback issues, the lot is undersized and also has non-conforming frontage. The proposed garage will have the same foot print as the house, height and roof shape. Listed below is the zoning bylaws that the house and proposed garage are in deficiency of.

Under **ZBL section 4.220 (2a.)** We have a pre-existing non-conforming single family house with a front yard non-conforming setback therefore in need of a Special Permit to extend with a garage that will continue to be non-compliant to 50' front yard setback.

Under **ZBL section 4.220 (3-b)** the construction of the proposed garage will not only continue the front yard setback deficiency, it will create a new non-conformity side yard building setback issue by being only 16.4' not 20' feet as required under the ZBL.

Under **ZBL Section 13** the undersized lot of 20,000 which was created via a Definitive Submission Plan by the Planning Board in 1956 and without the additional 10,000 SF of area the expansion of the house parallel with Monroe Road invades the setbacks. Prior to the enactment of Zoning in June of 1955 there had been no zoning only subdivision control administered and approved by the Planning Board who were encouraging developers to create 20,000 SF lot with less frontage than 150'. The addition of the garage as an extension to the existing home shall not be any more substantially detrimental to the neighborhood than the existing situation.