



TOWN OF FREETOWN ZONING BOARD OF APPEALS

Town Hall, P. O. Box 438 Assonet, Massachusetts 02702

revised
Date: March 1, 2024

– Submit two original copies (original signatures) to the Town Clerk's office –

To the Board of Appeals:

The undersigned hereby petitions the Board of Appeals as follows:

Name of Petitioner: Matt Bivens
Mailing Address: 638 West Rodney French Blvd, New Bedford, MA 02744
Property Owner: Matt Bivens
Mailing Address: _____
Property Address: 4 Huron Avenue, East Freetown, MA, 02717

Zone: Residential Overlay Zone: Select One
Reg. of Deeds Book: 8571 Page: 83 Assessors Map # 105 Lot # 26
Area of Lot: 5,663 s.f. Frontage: 42.37 feet

Nature of Relief Sought (choose one):

☐ Special permit under Article _____, Section _____ of the Protective By-laws.
☒ Variance from Article 11, Section 11.3 of the Protective By-laws.
☐ Appeal from a decision of the Building Inspector/Zoning Enforcement officer, dated _____ (Please attach a copy.)

Provide a brief description of your proposal/request:

I would like to build a 12' x 24' sun room as an addition to the east side of my house on Long Pond. I have discussed this with my neighbor on that side, Ray Scanlon, and he has been supportive.

(This will also let me re-do the main entrance of the house so that it will come through the sun room, instead of through the kitchen; which will also allow me to remove a collapsing set of wooden stairs to the kitchen entrance and to remediate the hill sloping up to the house; but while I'll need permits for such projects there are no zoning issues.)

If your request is for a **variance**, you must indicate what your **hardship** is. A hardship may be based on the soil conditions or topography of your property, the shape of your property, or the locations of existing structures, wells, or septic systems on your property. **Simply wanting something that is not allowed under the by-laws does not constitute a hardship.** Please describe your hardship(s) below:

My property is extremely small and narrow for the size of the house upon it. The property slopes up a hill sharply from the south, and then slopes abruptly back down the hill to the north. So, the topography and the shape of the property present real challenges.

If your request is for a **special permit for an accessory apartment**, you must provide the following:

Square footage of existing home: _____

Square footage of proposed apartment: _____ (1,000 sq ft max.)

I hereby request a hearing before the Zoning Board of Appeals with reference to the above petition or appeal. All of the information on this petition, to the best of my knowledge, is complete and accurate. I understand that I will be responsible for paying the cost of newspaper advertisements for my hearing, and for the cost of notifying the abutters to my property of the hearing by certified mail, return receipt, with notices provided to me by the Board. I also understand that I will be responsible for paying the costs of any engineering, architectural, legal, or other consultants deemed necessary by the Zoning Board of appeals to assist in its consideration of this application, pursuant to G.L. c.44, §53G and that failure to timely pay such costs shall constitute grounds for denial of this application.

Petitioner Signature: _____

Property Owner Signature: _____

Petitioner Telephone Number: 240-899-1510

Property E-mail Address: mattbivens@yahoo.com

All applications should be accompanied by a 300ft certified abutters list, three copies of a plan (one 11"x17" in size), and pdf copies of the entire filing emailed to planning@freetownma.gov upon submission. **Be sure you provide enough copies that BOTH the Town Clerk's office AND the Board of Appeals receive copies.**

Your site plan, done by an engineer, for a variance should include the following:

- (a) Existing and proposed street lines and names.
- (b) Existing and/or proposed buildings (including accessory buildings) and driveways.
- (c) General locations of wetlands and waterways, if any.
- (d) Locations of wells and septic systems.
- (e) Soil types and conditions and groundwater table, if applicable.
- (f) Setback distances from streets and abutters.
- (g) Footage for all lines of the property and total area (in acres or square feet).

Your plan for a special permit for an accessory apartment should include the following:

- (a) Layout of the apartment in relation to the existing house.
- (b) Dimensions of rooms, and dimensions and overall square footage of the apartment.
- (c) If the apartment will require an addition to the home, the setback distances from streets and abutters.

FREE TOWN CLERK
REC'D MAR 27 2024 AM 10:40
Charles A. Stoddard