

TOWN OF HINGHAM
Board of Appeals



**SUPPORTING STATEMENT
REQUESTED FINDINGS**

**FORM 2F
M.G.L. CH. 40A §6 FINDING**

Petitioner Tucker and Megan Hansen asks the Board of Appeals, pursuant to § III-I, C of the Zoning By-Law, to make a Finding under M.G.L. Ch. 40A § 6 that Petitioner's proposed change, extension or alteration to the property located at 28 Fearing Road, Hingham shall not be substantially more detrimental than the existing nonconforming use (or structure) to the neighborhood.

1. Please identify the particular existing use for the land or structure:

The structure is an existing 1-story Garage on a single family lot of .28 acre.

2. Please identify the particular respect or respects in which the existing structure or use does not conform to the requirements of the present zoning:

The present Garage does not meet the left hand required side yard setback of 15'-0".

(It does meet the front and rear required setbacks.)

3. Please identify the particular proposed use for the land or structure and the particular proposed change, extension or alteration:

The new Garage/Barn structure will house a 1-car garage, storage, exercise on the First Floor and an office on the Second Floor for the Owner, who is presently having to work remotely and does not have a dedicated office space in his home (no room.)

We feel adding an additional floor to the Garage (with a small additional footprint of less than 40 square feet is far better than adding additional square footage to the house footprint and taking up more land.

We are proposing to create a 1 1/2 story Barn structure (and expand the depth of the garage by approximately 1'-6" which will meet the rear yard setback) This is an expansion of 16'-5" square feet within the set back. The proposed change will create a garage/barn structure with an architectural design that is more complimentary to the existing 1868 home and has been approved by the Hingham Historic District Commission.

4. Please identify your reasons why the proposed change, extension or alteration will not be substantially more detrimental than the existing nonconforming use to the neighborhood:

A barn structure that is complementary to its adjacent home of this type is very typical along both Fearing and Lincoln Streets. Per the Assessors map attached, almost every barn/garage in this area does not meet the side yard setback (and often the rear too.). They were most often set back in the corner of the lot to capture as much useable land as they could. We can see no detriment to the neighborhood as almost every other property has a similar type of structure and many are 1 1/2 or 2 story structures and we believe we are creating a more attractive building than what exists.

Signature: Megan Hansen

Check all that apply:

Print Name: Megan Hansen

Property Owner

Address: 28 Fearing Rd. Hingham, MA 02043

Applicant

Tel. No.: 781-740-2481

Owner's Agent

Email: meganhansen@gmail.com

Applicant's Agent

Please attach additional sheets if space provided is insufficient.