

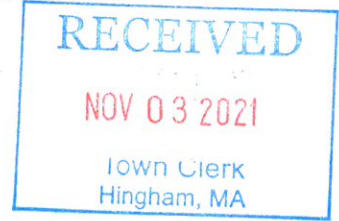
TOWN OF HINGHAM

SUPPORTING STATEMENT - STATUTORY FINDINGS



FORM 2B VARIANCE

BOARD OF APPEALS



Petitioner Heidi Rayone seeks

a Variance from Section (s) IV-B #9 (street setback)

of the Zoning By-Law for property located at 135-137 South Street

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 structure is currently sitting on peat which ranges from 2 feet to 11 feet in thickness. In addition depth to bedrock ranges from 10 feet to 21 feet. In the current location the house which has already settled 18 inches from front to back will continue to settle indefinitely.

- 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.

The poorer soil conditions are to the rear of the structure. The closer to the street the less peat is present and the lower the cost to reinforce the new foundation with helicoils. The better soil conditions also ensure a better outcome from settling.

ZBA - 10/2001

The Historic District's Commission granted a hardship.

Form 2B

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

Relocation will allow for the restoration + long term preservation of this historic home. It will also provide 20 additional feet of distance between the house and its left property boundary. The house across the street and 2 doors down is less than 20 feet from the road.

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

This variance is given due to hardship.

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 or extended in accordance with the terms of M.G. L. 40A, §10.

Date 11/3/21

SIGNATURE [Signature]
(Petitioner/Agent)

Address 131 South St.

Tel. No. 781-710-5525

Please attach additional sheets if space provided is insufficient