



TOWN OF HINGHAM

Board of Appeals

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Town Clerk
Hingham, MA

NOTICE OF DECISION SPECIAL PERMIT

IN THE MATTER OF:

**Applicant/
Owner:** Erik and Rosemary Vos
33 Lafayette Avenue
Hingham, MA 02043

Subject Property: 33 Lafayette Avenue, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 56631, Page 341

Plan and Document

References: Architectural plan set, including Proposed Floor Plans & Elevations, prepared by CME Architects, Inc., located at 6 Wilkins Drive, Suite 210, Plainville, MA 02762, dated February 5, 2026, (9 sheets);
Plot Plan, prepared by Peter Hoyt, dated December 2, 2025 (1 sheet).

SUMMARY OF PROCEEDINGS

This matter came before the Board of Appeals (the "Board") on the application of Erik and Rosemary Vos (the "Applicants") for a Special Permit A1 under Section III-I.1.c. of the Zoning By-Law (the "By-Law"), to construct an addition to a pre-existing nonconforming garage, connecting it to the single-family home, located at 33 Lafayette Avenue in Residence District A.

The Board heard the application at a duly advertised and noticed public hearing on Tuesday, March 10, 2026, during a meeting held via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 and all other applicable laws temporarily amending certain provisions of the Open Meeting Law. The Board of Appeals panel consisted of Paul Healey, Acting Chair, and Associate Members Lauren Galvin and Mario Romania. At the conclusion of the March 10, 2026 hearing, the Board voted unanimously to grant the requested Special Permit A1.

Throughout its deliberations, the Board was mindful of the statements of the Applicant and the comments of the general public, all as made or received at the public hearing.

BACKGROUND AND DISCUSSION

The subject property consists of approximately 8,100± SF (where 20,000 SF is required) of land located in Residence District A, and has two front setbacks, one with 90 feet of frontage on Bates Way, the other with 90 feet of frontage on Lafayette Avenue (both setbacks require 125'). The lot is improved by a single-family dwelling (ca. 1929), and a nonconforming, single-story, two-car garage (ca. 1945).

The Applicants wish to construct an addition to the single-family home, attaching it to the pre-existing non-conforming garage. The addition would consist an extension of the kitchen / first floor bathroom and will add a mudroom to the home.

The extension of the legally pre-existing non-conforming single-family home is allowed under §III-I, 2, the so called "Hatfield Amendment". This allows the existing nonconforming front setback on Lafayette Avenue to be extended and attach to the existing nonconforming garage by right.

The extension of the nonconforming garage is allowed with a Special Permit A1 under §III-I.1.c. of the Zoning By-Law. The garage is an accessory structure and does not benefit from §III-I, 2, the "Hatfield amendment".

FINDINGS

Based on the information submitted and presented during the hearing, and the deliberations and discussions of the Board during the hearing, the Board made the following findings in accordance with the Special Permit Approval Criteria under Section I-H, 2 and Section III-I.1.c.:

- a. **Use of the site is in harmony with the general purpose and intent of the Zoning By-Law.** The proposal meets the required sections of the Zoning By-Law.
- b. **The proposed use complies with the purposes and standards of the relevant specific sections of this By-Law.** The extension of the Single-Family home is allowed by right under §III-I.2.b., and the extension of the nonconforming garage is allowed with a Special Permit A1 under §III-I.1.c.
- c. **The specific site is an appropriate location for such use, structure, or condition, compatible with the characteristics of the surrounding area.** The proposed addition is in an appropriate location as it is expanding an existing single-family home, located in a residential district.
- d. **The use as developed and operated will create positive impacts or potential adverse impacts will be mitigated.** The construction of the extension of single-family home will attach it to an existing garage thus not causing any adverse impacts in the area.

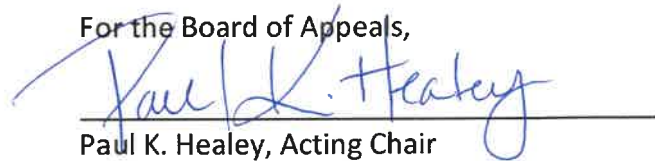
- e. **There will be no nuisance or serious hazard to vehicles or pedestrians.** The proposed construction will not impact vehicles or pedestrians.
- f. **Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use.** The addition will be supported by the existing facilities located on site.
- g. **The proposed Project meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction:** The property is served by public water and on-site sewer. The proposed project has been designed by a Registered Architect.

DECISION

Upon a motion made by Lauren Galvin and seconded by Mario Romania, the Board found that the proposed alteration, extension, or structural change will not be substantially more detrimental to the neighborhood than the existing nonconforming structure and voted unanimously to GRANT a Special Permit A1 under Section III-I.1.c. of the Zoning By-Law to construct an addition to a pre-existing nonconforming garage, subject to the following condition:

1. The work shall be completed in accordance with the application and approved plans, any other applicable provisions of the Zoning By-Law, and the representations made during the public hearing.

For the Board of Appeals,



Paul K. Healey, Acting Chair

March 11, 2025

This Decision shall not become effective until (i) the Town Clerk has certified on a copy of this decision that twenty (20) days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed or that if such an appeal has been filed, that it has been dismissed or denied, and that (ii): a copy thereof has been duly recorded in the Plymouth County Registry of Deeds and indexed in the grantor index under the name of the owner of record.