



TOWN OF YARMOUTH
BOARD OF APPEALS
DECISION

FILED WITH TOWN CLERK: June 15, 2015

PETITION NO: #4599

HEARING DATE: May 28, 2015

PETITIONER: Jeffrey W. Bellino

**PROPERTY: 131 Lewis Road, West Yarmouth
Map & Lot#: 0022.342; Zoning District: R-25
Book/Page: 25915/206**

MEMBERS PRESENT AND VOTING: Steven DeYoung, Chairman, Bryant Palmer, Debra Martin and Richard Neitz

Notice of the hearing has been given by sending notice thereof to the Petitioner and all those owners of property as required by law, and to the public by posting notice of the hearing and publishing in *The Register*, the hearing opened and held on the date stated above.

The Petitioner, Jeffrey W. Bellino appeared regarding a request for Special Permit in connection with the location of a shed at property located at 131 Lewis Road, West Yarmouth, MA property in a R-25 Zoning District.

Simply stated the Petitioner razed and replaced a prior, existing shed within 1.5 feet from the rear lot line.

The Board received supportive correspondence from the most effected abutters. No one spoke in opposition. One exhibit, a picture of the shed, was received and marked.

The Board unanimously concurred in finding that the relief, if granted, would result in no undue hazard, nuisance, congestion or substantial hardship to the existing or future character of the neighborhood or Town.

Motion was, therefore, made by Mr. Neitz, seconded by Ms. Martin and on this Motion, the Board unanimously voted in favor. The Special Permit is, therefore, granted without condition.

No permit shall issue until 20 days from the filing of this decision with the Town Clerk. This decision must be recorded at the Registry of Deeds and a copy forwarded to the Board of Appeals. Appeals from this decision shall be made pursuant to MGL c40A section 17 and must be filed within 20 days after filing of this notice/decision with the Town Clerk. Unless otherwise provided herein, the Special Permit shall lapse if a substantial use thereof has not begun within 24 months. (See bylaw, MGL c40A §9)

Steven DeYoung, Chairman