

TOWN OF WESTFIELD  
TOWN CLERK'S OFFICE  
2026 JAN 20 PM 2:36

### *Application for Variance*

The petitioner, appellant, or agent shall file six copies of a complete and accurate application, petition, or appeal form, together with two required plans and associated material, with the Zoning Board of Appeals.

Please be sure to complete the application carefully as failure to do so may result in your application being denied.

#### Petitioner

Name: Andrew Bazukin

Address: 40 King St, Westfield, MA 01085

Phone Number:

Is this petition an appeal to a denial by the Building Commissioner? If your answer is yes, please attach a copy of the Building Commissioner's letter of denial to this application    Yes    No ✓

If the petitioner and owner is not the same person, the following section must be completed:

Owner: Name: Ryan Spencer and David Dimauro

Address: 80 Granby Road, South Hadley, MA 01075

Phone Number 

The owner hereby appoints Andrew Bazukin to act as agent for purposes of submitting and processing this petition for a variance.

Date: 1/16/2026

Owner's signature: 



Title to the Property (Required)

The owner's title to the land that is the subject matter of this petition is derived from the deed/will/other of Richard S. Watanabe, dated January 19, 2022, and recorded in the Hampshire Registry of Deeds, Volume 14426, Page 105  
Or as Land Court Certificate of Title No. \_\_\_\_\_, Registered in \_\_\_\_\_ District, Volume \_\_\_\_\_, page \_\_\_\_\_.

Assessor's Records (Required)

The land shown on the plan is located on Map 16, Lot 90 of the Assessor's records and has an address of 0 Granby Road, South Hadley, MA.

The land is located in the RA1 zoning district.



## The Plan

(Required, and must be prepared by a Professional Engineer, Licensed Surveyor, or Landscape Architect, registered in Massachusetts)

Title of Plan: Site Plan 80 Granby Rd; South Hadley, MA

Drawn by: George Costa

P.E., Licenses Surveyor, or Landscape Architect's Massachusetts  
registration #: PE# 43298

Date of Plan: 1/14/26

Requirements for Plans:

1. Maximum scale of 1"=40' or 1:500 units
  
2. The plans MUST include the following:
  - a. a north arrow
  - b. names of existing and proposed streets
  - c. indication of zoning district boundaries if property is located in more than one district
  - d. names and addresses of abutters
  - e. property lines and location of buildings on abutting properties and properties across any street or way
  - f. dimensions of the subject property and verified distances from buildings, structures, and uses on abutting properties.
  - g. location of all existing and proposed uses, structures, and buildings on the subject property, principal or accessory.
  - h. location of all existing and proposed entrances, exits, drive-ways, parking, and loading
  - i. existing and proposed contour lines and spot grades
  - j. location on the plan of all signs proposed for the property
  - k. location of sewer, water lines, and other utilities on the subject property
  - l. location of all significant natural features including trees and

other vegetation.  
m. any identified wetlands

n. setback, side yard, and rear yard dimensions clearly set forth o.  
existing features shown in black; all proposals delineated to  
stand out

p. drainage calculations, if applicable

The Chair of the Zoning Board of Appeals may waive any of the above requirements as he/she deems necessary or appropriate in particular cases. Requests for exceptions to these requirements must be submitted in writing to the Chair of the Zoning Board of Appeals in advance of the filing of the application.

### The Variance Request

Section (s) of the Zoning By-law/Ordinance from which relief is requested and description and purpose of relief requested:

Dear Zoning Department,

I would like to formally request a zoning variance to allow a reduction in either the front or rear setback requirement for subject property, in order to accommodate proposed single family dwelling.

Due to the dimensions, layout, and corner lot frontage constraints, the current setback requirements significantly limit the buildable area and make it impractical to design a home that complies with standard residential building standards.

The requested variance would allow for a reasonable and functional home while remaining consistent with the character of the surrounding neighborhood.

I appreciate your time and consideration.

Sincerely,

Andrew Bazukin

When making a formal application for a variance from the Town of South Hadley Zoning Bylaws, the applicant should be aware of these 7 statutory requirements that must **all** be met before the Zoning Board of Appeals may act favorably upon the request. If you need assistance completing this section, please contact the Chair of the Zoning Board of Appeals or the Town Planner.

1. The land or structure that is the subject of the variance is uniquely and specifically impacted by one of the following conditions:

Soil conditions

Shape (oddly shaped; not self-created, and not simply undersized in frontage or area) Topography:

The irregular shape and also it being a corner lot which means it requires two frontages, significantly reduce the buildable area and limit reasonable placement of a single family. Compliance with the standard setback requirements creates a hardship by leaving an impractically small building envelope.

2. The circumstances do not generally affect other land or structures in the zoning district in which the property is located.

It will not adversely affect neighboring properties or existing structures, as the proposed home will comply with all other zoning, height and lot coverage requirements. The design maintains appropriate spacing, preserves sightlines, and is consistent with the scale and character of surrounding residences, ensuring no impact on access, light, air or overall neighborhood aesthetics.

3. Due to the circumstances related to the soil, shape, or topography, the petitioner or appellant would suffer a hardship if the zoning is enforced as adopted.

Due to the shape and it being a corner lot, strict enforcement of the zoning requirements would create a practical hardship by unreasonably limiting the ability to develop the property in a functional and compliant manner.

4. The hardship may be financial or another hardship, but it may not be personal and must relate to the soil, shape, or topography of the land or structure.

Requiring the proposed home to be redesigned to fit the current building envelope would result in a financial hardship, as it would require additional architectural and engineering services, the preparation of a new plot plan reflecting the revised design, and resubmission for review and approval. This process would add significant costs and cause substantial delays to the project schedule.

5. The variance requested may be granted without substantial detriment to the public good.

The requested variance can be granted without substantial detriment to the public good, as it will not negatively impact surrounding properties, public safety, or the overall character of the neighborhood.

6. The variance requested may be granted without nullifying or substantially derogating from the intent or purpose of the zoning by-law.

The requested variance may be granted without nullifying or substantially derogating from the intent or purpose of the zoning by-law, as the proposed development remains consistent with the by-law's goals of maintaining neighborhood character, appropriate spacing, and orderly residential development.

7. The owner cannot make reasonable use of the property under the existing zoning by-laws.

The owner cannot make reasonable use of the property under the existing zoning requirements due to the shape, corner lot frontage constraints, and limited buildable area, which collectively restrict the ability to construct a functional single family dwelling without the requested variance.

Signature of petitioner: 

Date: 1/20/26

Date Received by Town Clerk: January 20, 2026

Signature of Town Clerk: 

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References:

1. *Variances and Special Permits*, John Whitten, Esq., and Mark Bobrowski, Esq., July 1999, for the Citizen Planner Training Collaborative.
2. *The Zoning Guidebook 2004*, Carol Rolf, Esq., for the Massachusetts Federation of Planning and Appeals Boards.