

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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ZBA 2018-11

Petition of Kristine & Frank Normandin
9 Oxford Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 1, 2018, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Kristine & Frank Normandin requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that expansion of the footprint and construction of a second story addition over an existing nonconforming garage with less than required right side yard setbacks, and construction of a one-story addition, on an existing nonconforming structure, at 9 Oxford Road, in a 10,000 square foot Single Residence District and a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On February 9, 2018, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing were Leslie Mahoney, Architect, and Kristine and Frank Normandin, the Petitioner. Ms. Mahoney said that it is an existing nonconforming home due to the setbacks on the right side. She said that the proposal is to add a second story over the garage, continuing the nonconforming setback. She said that it is required to be 20 feet and it is currently at 19.2 feet.

Ms. Mahoney said that the footprint will extend back 9.3 feet. She said that they will also expand across the back of the house. The Chairman said that the location of the bulkhead will change. A Board member confirmed that the setback will be held at 19.2 feet.

The Chairman said that he is familiar with this neighborhood. He said that there are many homes with similar additions throughout the area.

Ms. Mahoney said that the neighbors' houses are not significantly close.

There was no one present at the public hearing who wished to speak to the petition.

Statement of Facts

The subject property is located at 9 Oxford Road, in a 10,000 square foot Single Residence District and a Water Supply Protection District, with a minimum right side yard setback of 19.2 feet.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that expansion of the footprint and construction of a second story addition over an existing nonconforming garage with less than required right side yard setbacks, and construction of a one-story addition, on an existing nonconforming structure, in a 10,000 square foot Single Residence District and a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Certified Plot Plan, CPP-1, Proposed Plot Plan, PPP-1, & Average Grade Calculation, FIG-1, dated 12/14/17, stamped by Norman Lipsitz, Professional Land Surveyor, Existing Floor Plans and Elevation Drawings, dated 5/12/17, Proposed Floor Plans and Elevation Drawings, dated 12/15/17, prepared by Mahoney Architects, and photographs were submitted.

On January 25, 2018, the Planning Board reviewed the petition and recommended that Special Permit be granted.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject structure does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

It is the opinion of this Authority that although expansion of the footprint and construction of a second story addition over an existing nonconforming garage with less than required right side yard setbacks, and construction of a one-story addition on an existing nonconforming structure with less than required right side yard setbacks is increasing a nonconformity, such increase shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for expansion of the footprint and construction of a second story addition over an existing nonconforming garage with less than required right side yard setbacks, in accordance with the submitted plot plan and construction drawings.

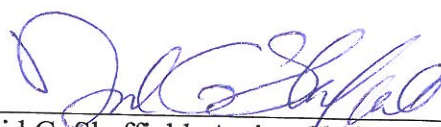
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed constructions plans.

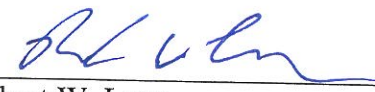
If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.


ZBA 2018-11
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9 Oxford Road

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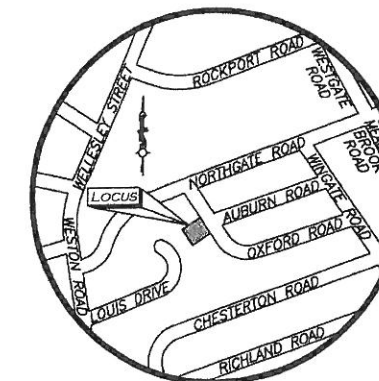
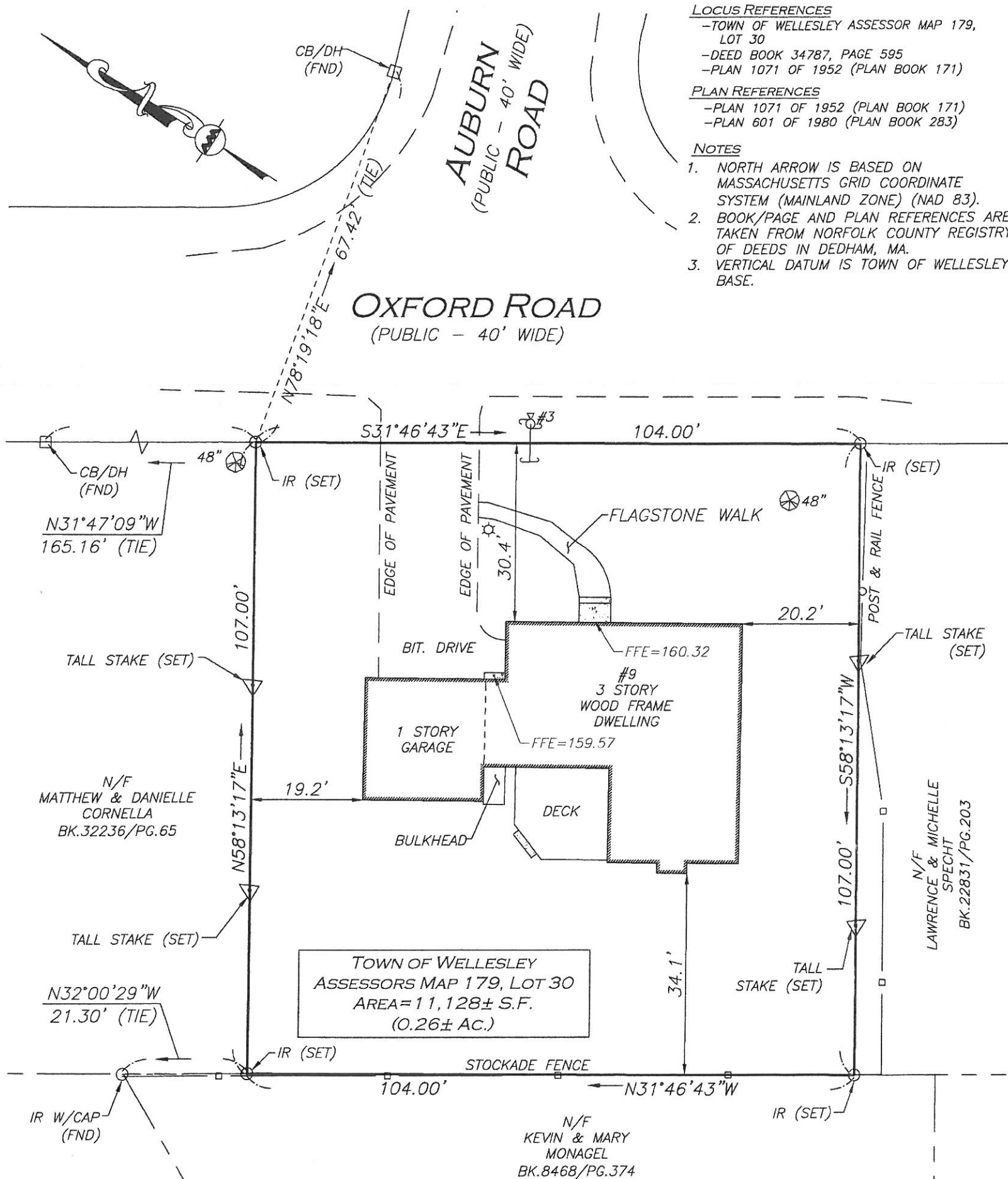
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


David G. Sheffield, Acting Chairman


Robert W. Levy


Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm



LOCUS MAP
(NOT TO SCALE)

APPLICANT/OWNER:

KRISTINE & FRANK NORMANDIN
 9 OXFORD, RD
 WELLESLEY, MA 02481

PROJECT:

9 OXFORD ROAD
 WELLESLEY, MA

PROJECT NO. 2079-07 DATE: 12/14/17

SCALE: 1"=20' DWG. NAME: S-2079-07-PLOT

DESIGNED BY: COB/AM CHECKED BY: NL

PREPARED BY:



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 environmental consulting • landscape architecture
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DRAWING TITLE:

CERTIFIED PLOT PLAN CPP-1

SHEET No.

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