

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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TOWN CLERK'S OFFICE
WELLESLEY, MA 02482
2018 MAR 15 PM 12:35

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

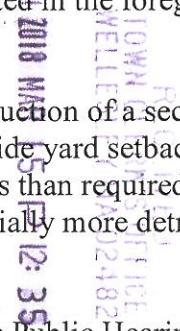
This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject structure does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

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 construction 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.



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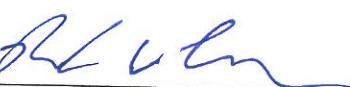
RE: CLIVELAND
TOWN CLERK'S OFFICE
WELLESLEY, MA 02482

2018 MAR 15 P 12:35

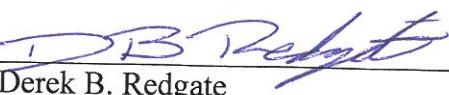
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



David G. Sheffield, Acting Chairman

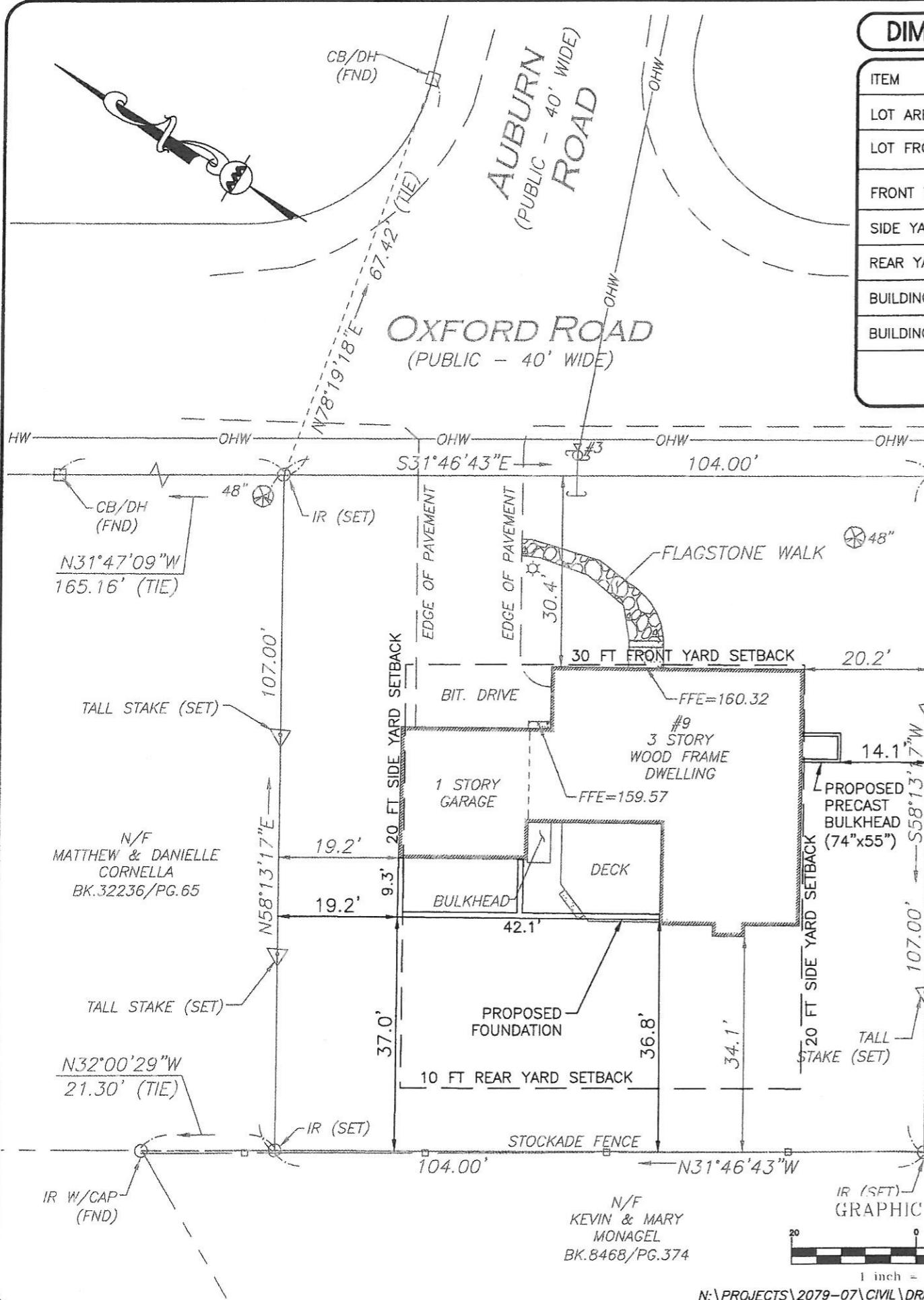


Robert W. Levy



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm



DIMENSIONAL REQUIREMENTS: SINGLE RESIDENCE (SR10)

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN.)	10,000 SF	11,128 SF	11,128 SF
LOT FRONTAGE (MIN.)	60 FT	104 FT	104 FT
FRONT YARD SETBACK	30 FT	30.4 FT	30.4 FT
SIDE YARD SETBACK	20 FT	19.2 FT	14.1 FT*
REAR YARD SETBACK	10 FT	34.1 FT	34.1 FT
BUILDING COVERAGE (MAX.)	25%	16.71%	21.42%
BUILDING COVERAGE (MAX.)	2,782 SF	1,861 SF	2,384 SF

*SPECIAL PERMIT REQUIRED FOR THE PROPOSED BULKHEAD AND PROPOSED ADDITION WITHIN THE SIDE YARD SETBACKS.

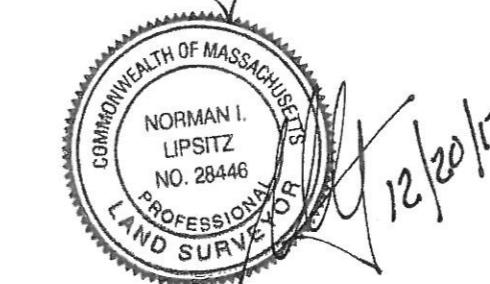
WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JUNE 19, 2017 AND DECEMBER 13, 2017.

OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF WELLESLEY ASSESSOR'S INFORMATION. THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



LOCUS REFERENCES

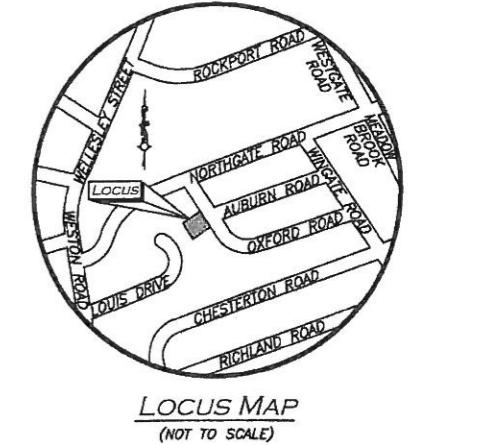
- TOWN OF WELLESLEY ASSESSOR MAP 179, LOT 30
- DEED BOOK 347B7, PAGE 595
- PLAN 1071 OF 1952 (PLAN BOOK 171)

PLAN REFERENCES

- PLAN 1071 OF 1952 (PLAN BOOK 171)
- PLAN 601 OF 1980 (PLAN BOOK 283)

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM NORFOLK COUNTY REGISTRY OF DEEDS IN DEDHAM, MA.
3. VERTICAL DATUM IS TOWN OF WELLESLEY BASE.



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: C2079-07-LAYOUT
DESIGNED BY: AM CHECKED BY: NL

PREPARED BY:


ALLEN & MAJOR ASSOCIATES, INC.

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DRAWING TITLE: **PROPOSED PLOT PLAN** SHEET NO. **PPP-1**
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