



Town of Wenham

Town Hall
138 Main Street
Wenham, MA 01984

RECEIVED-TOWN CLERK
WENHAM, MA 01984

2020 MAY 28 PM 2:56

ZONING BOARD OF APPEALS

TEL 978-468-5520

FAX 978-468-8014

APPLICATION FOR PUBLIC HEARING

Appeal From the Action of the Building Inspector - Fee: \$250

Special Permit for Single Family Residence - Fee: \$250

Special Permit for All Others Including Commercial - Fee: \$400

Variance - Fee: \$250

Application to Amend, Modify or Transfer a Variance or Special Permit - Fee: \$250

Checks made payable to the Town of Wenham

DATE: 5/26/2020

PHONE: 978-618-9621

EMAIL: drewst@comcast.net

APPLICANT: Andrew St. Pierre

LOCATION OF PROPERTY: 96 Maple St - Wenham

Applicable Section of Zoning Bylaw: 5.0 Dimensional Requirements

NATURE OF APPLICATION:

(attach narrative and or site plan as appropriate)

See attached

I hereby request a hearing before the Board of Appeals with reference to the above noted application. I understand I will be billed for the publication of the legal notice and have completed the attached acknowledgement.

Signed

ASL

Andrew and Tanea St. Pierre
96 Maple Street
Wenham, MA 01984
RE: Application for variance

May 26, 2020

My wife and I have been fortunate to live in our home, located at 96 Maple Street in Wenham, for almost seven years and we truly love the town and all that it has to offer. In the time that we've lived here our family has grown to include three young boys and we would benefit greatly from additional space in our home. We are hoping to add a 24' x 18' family room to our existing structure. As we both work as educators in a local school district, we certainly appreciate residing in a town with a reputable school district; however, as our family has grown we have not been able to find a larger home in Wenham within our budget, which is why we are looking to add on to our current home. We love the area and have great relationships throughout the neighborhood and would love to stay. The proposed addition would complement our existing Cape style home and would blend seamlessly with the surrounding houses. We feel it would enhance the property values within the immediate neighborhood.

In October 2018 we constructed an in-ground pool at which time we incurred the cost of moving the septic tank (approximately \$5,400). We moved the tank in anticipation of adding the family room in order to give our family much needed space. Although the fencing will be altered slightly to accommodate construction, the proposed addition will fit within the existing footprint of the fenced area on the right side of the house. As you can see on the plot plan, the right side of the property line runs diagonally toward the street leaving an irregular space within which to build an addition within the existing setback. We had numerous discussions with our architect to design an addition fitting within the current setbacks but none were viable options. Furthermore, it is not feasible to build off the left side of the house due to the driveway nor the back of the house due to the leaching field. Our proposed addition would not impede upon the property line but instead would minimally infringe upon the setback (approximately 9 feet). We have discussed the project with immediate abutters and other neighbors and all are in full support of the proposed addition.

We appreciate your consideration for this request. Please let us know if there is further information we can provide.

Sincerely,



Andrew and Tanea St. Pierre

n/f
BEVAN
100 MAPLE ST.
23-7

n/f
DUFFY
94 MAPLE ST.
23-10

n/f
CIRUOLO
98 MAPLE ST.
23-8

N
1941 COUNTY L.O. 2667

LOT AREA=
11867.0±s.f.

I. PIPE
FND.



IN-GROUND
POOL

28'x22'
LEACHING
FIELD

SEPTIC
TANK

D-BOX

PORCH

DECK

GARAGE

96 MAPLE ST.

DRIVEWAY

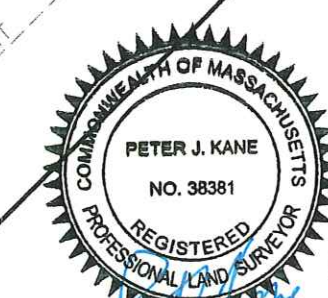
MAPLE STREET
(1941 COUNTY LAYOUT - 50' WIDE)

REFERENCES:

LOCUS DEED: BK. 32787 PG. 596
ASSESSORS MAP 23 PARCEL 9
SEPTIC DATA FROM DSD, INC.
AS-BUILT PLAN DATED 11/14/18.
PROPOSED ADDITION FROM PLANS
BY OWNER.

PLAN REFERENCES:

1941 COUNTY LAYOUT OF MAPLE STREET.
PLAN NO. 254 OF 1949
LAND COURT PLAN NO. 24477B



PLOT PLAN
96 MAPLE STREET
WENHAM, MA
LAND OF
ANDREW & TANEA
ST. PIERRE
KANE LAND SURVEYORS
30 HIGGINS LANE
WELLFLEET, MA

SCALE: 1"=20' APRIL 8, 2020

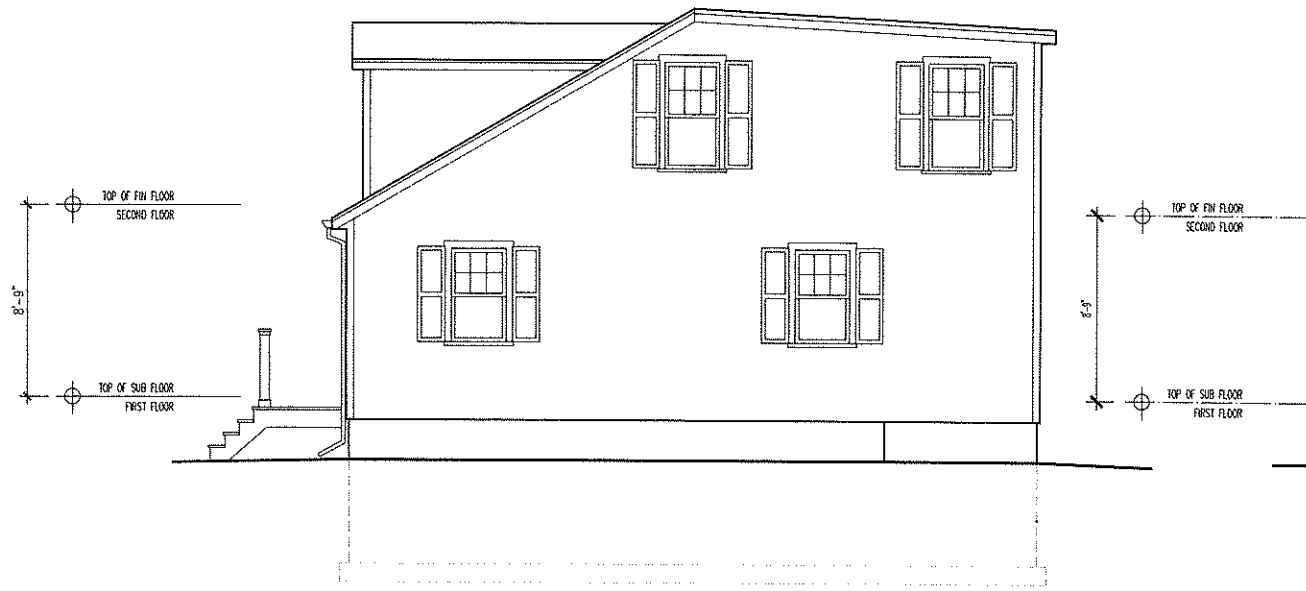
REVISIONS

NO.	DATE	REVISION
1	MARCH 3, 2020	WORK ADDITION FORWARD

DRAWN BY: LP

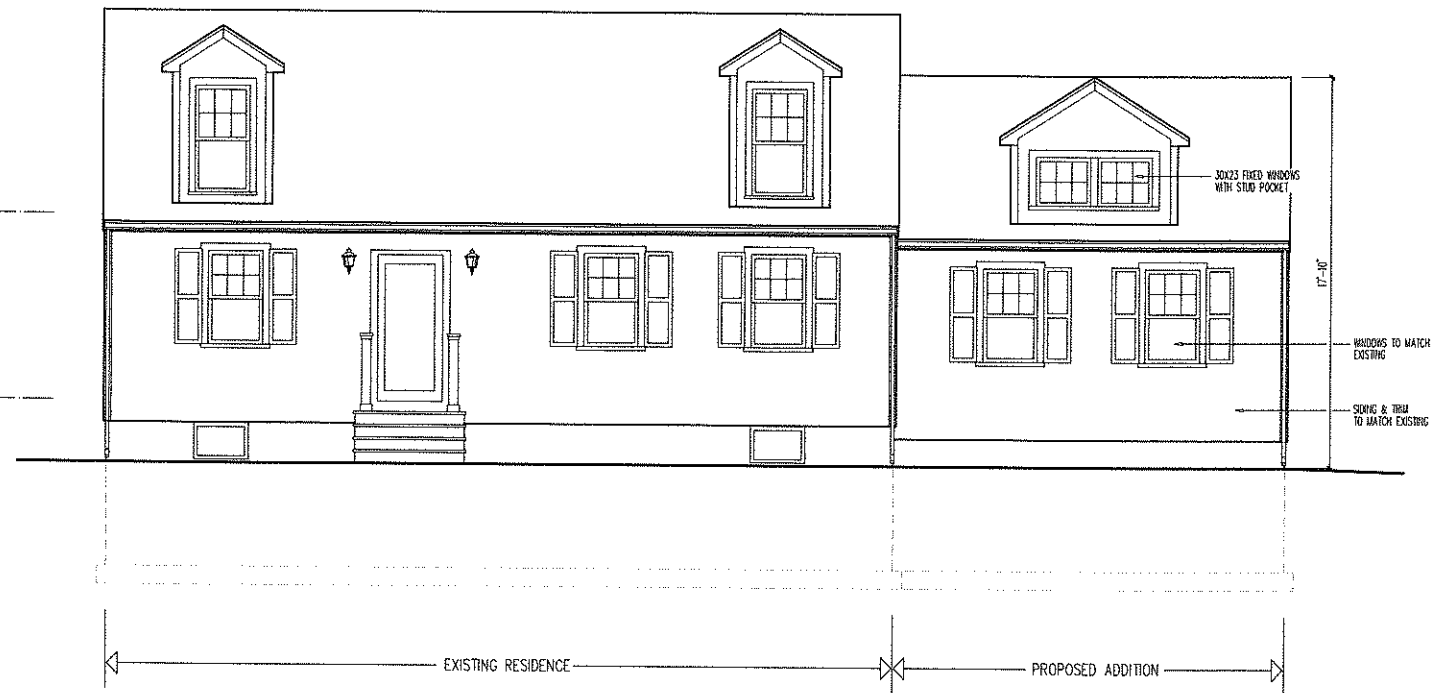
DATE ISSUED: JULY 1, 2019
 SCALE: 1/4" = 1'-0"
 JOB NO.: 9910-022017

SHEET



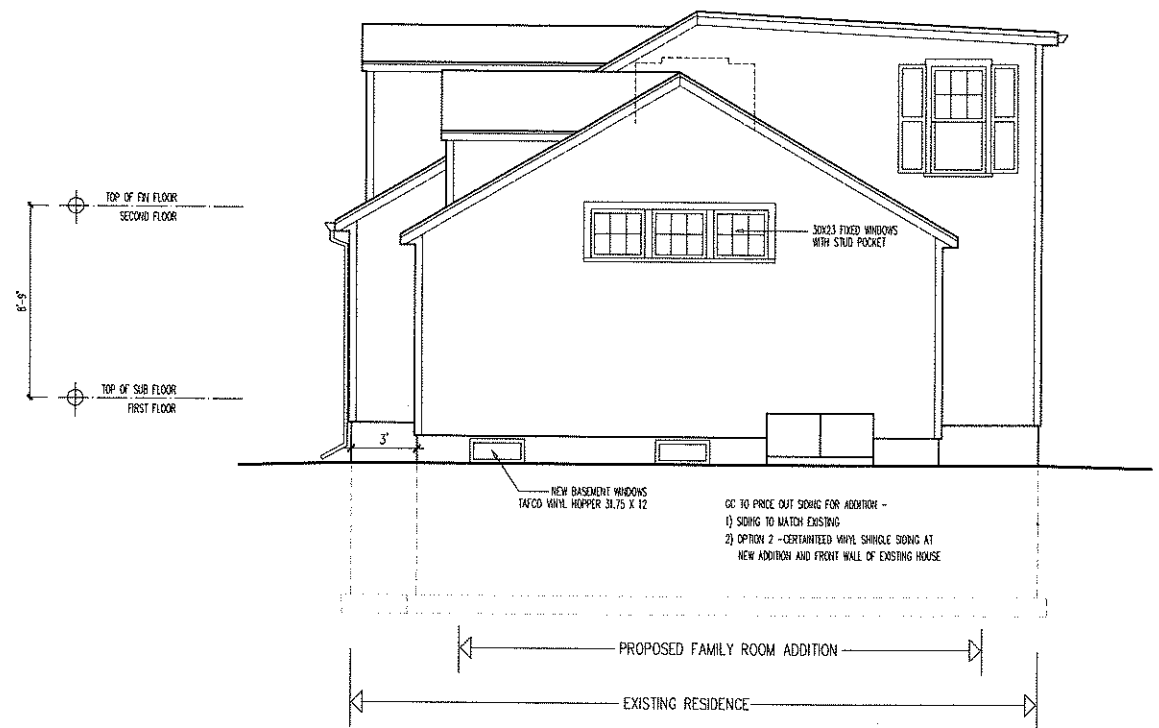
EXISTING RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



A PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"



B PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

GO TO PRICE OUT SOING FOR ADDITION -
 1) SOING TO MATCH EXISTING
 2) OPTION 2 - CERTAINTED VINYL SHINGLE SOING AT
 NEW ADDITION AND FRONT WALL OF EXISTING HOUSE