CASE #: 24-16

RECEIVED
TOWN CLERK
2016 OCT 12 PM 3:02
TOWN OF WILMINGTON, MA

TOWN OF WILMINGTON
BOARD OF APPEALS

APPLICATION FOR HEARING

LOCATION: 18 Fay St. Wilmington, MA 01887 LOT AREA:

ASSESSOR'S MAP #: 67	PARCEL #: 16	ZONING DISTRICT: R10	GWPD ☐

APPLICANT: TELEPHONE #:

ADDRESS:

OWNER'S NAME: Kathryn Cormier (FKA Kathryn Fraser) TELEPHONE #: 978-808-5232

ADDRESS: 18 Fay St. Wilmington, MA 01887

AS OWNER OF THE SUBJECT PROPERTY, I HEREBY AUTHORIZE THE ABOVENAMED APPLICANT TO ACT ON MY BEHALF IN ALL MATTERS RELATIVE TO THIS APPLICATION.

Kathryn M. Cormier
Signature of Owner

Deed to the property is recorded in the Middlesex Registry of Deeds:
(This information must be provided and can be found on the property tax bill or the Assessor's online database.)

BOOK 28938 *PAGE* 83 *DATE* 3/31/2015 ☐ ***Land Is Registered***

CERTIFICATE NO. _____ *BOOK* _____ *PAGE* _____ *DATE* _____

LAND COURT PLAN NO. _____ *BOOK* _____ *PAGE* _____ *DATE* _____

NATURE OF YOUR REQUEST

☐ Special Permit

☑ Variance - **Explain Hardship:** *(REQUIRED)* Right hand side/ledge Due to the septic system and topography of the land, a second floor is the only option that fits our budget.

☐ Appeal IOB Decision

☐ Amend

☐ Other _____

ZONING BYLAW SECTION: _____

PROVIDE A WRITTEN DESCRIPTION OF THE PROPOSED WORK/ACTIVITY.

Signature of Applicant/or representative Kathryn M. Cormier

TOWN OF WILMINGTON
INSPECTOR OF BUILDINGS

October 6, 2016

Ms. Kathryn Frasier
18 Fay Street
Wilmington, MA 01887

RE: 18 Fay Street

PURPOSE: To construct a second story addition, three dormers to an existing dwelling.

ZONING: Standard Dimensional Regulations (Table II) Sec. 5.2.4, front yard setback.

VIOLATION: Existing dwelling is 14.1 feet from the front on Fay Street. A variance was granted in Case #15-71 for an addition within the required front yard.

The proposed dormers are 22.5 and 21.1 feet from the front lot line which would require a second variance.

Therefore, a building permit cannot be issued by this Department and a Variance from Sec. 5.2.4 is required from the Board of Appeals.

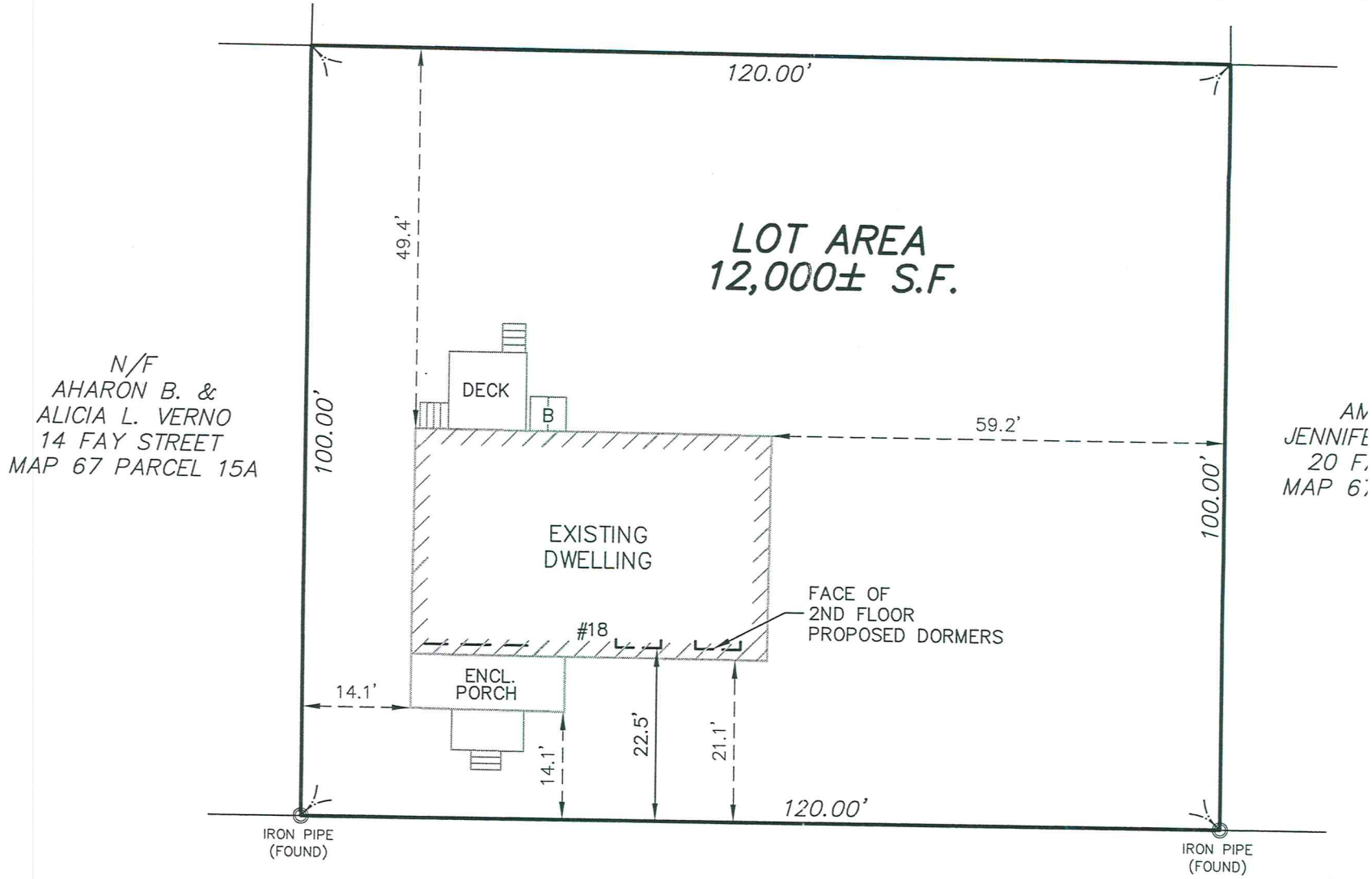
Please be advised that you have thirty (30) days from the date of this refusal to appeal this decision.

Respectfully yours,

Al Spaulding
Inspector of Buildings

AS/t

121 Glen Road, Wilmington, MA 01887
Telephone: (978) 658-4531 Fax: (978) 694-2045



FAY STREET

(PUBLIC – 40' WIDE)

PLAN

GRAPHIC SCALE

10 0 10 20 40

1" = 20'

COMMONWEALTH OF MASSACHUSETTS
SCOTT M. CERRATO
No. 50049
PROFESSIONAL LAND SURVEYOR

CERTIFY THAT THIS PLAN IS BASED
CTUAL INSTRUMENT SURVEY MADE ON THE
N JULY 2016 AND THE STRUCTURE
HEREON IS LOCATED AS SHOWN.

0-16

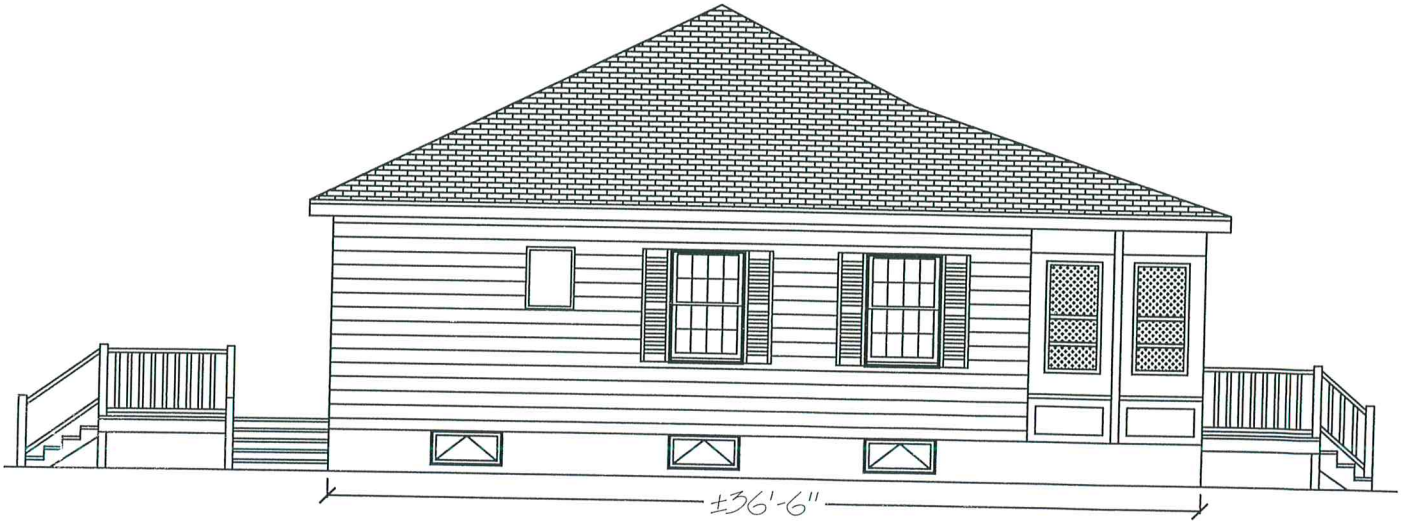
SIGNATURE

I

234

Proposed Left Elevation

Scale: 1/8" = 1'0"



Existing Left Elevation

Scale: 1/8" = 1'0"

KDK DESIGN

Proposed Front Elevation

Scale: 1/8" = 1'0"

Existing Front Elevation

Scale: 1/8" = 1'0"

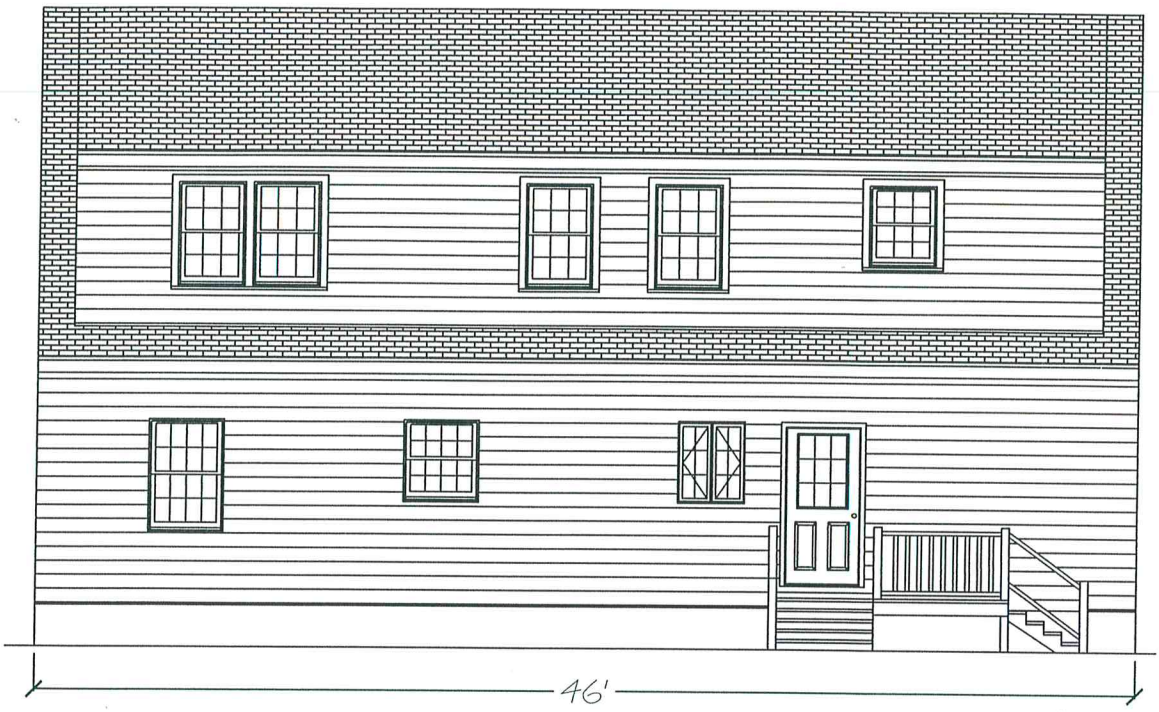
Proposed Right Elavation

Scale: 1/8" = 1'0"

Existing Right Elavation

Scale: 1/8" = 1'0"

KDK DESIGN



Proposed Rear Elavation

Scale: 1/8" = 1'0"

Existing Rear Elavation

Scale: 1/8" = 1'0"