

ZBA FILE NO. 24-05

**TOWN OF NORWELL
BOARD OF APPEALS**

P.O. Box 295
345 Main Street
Norwell MA 02061

Tel: 781.659.8018
Fax: 781.659.1892



APPLICATION FOR PUBLIC HEARING
Pursuant to MGL Chapters 40A and 41 and Norwell Zoning Bylaw

TOWN USE ONLY (Official Date Stamps below):

Received by Clerk of the Board:

RECEIVED

MAR 05 2024

TOWN OF NORWELL
ZONING BOARD OF APPEALS

Received by Town Clerk's Office:

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2024 MAR -5 PM 2:55
TOWN CLERK

Application Fee(s) Paid: \$125

Technical Review Escrow (Amount applicable) _____

TO THE NORWELL BOARD OF APPEALS:

The undersigned hereby submits this application for the following action(s):

- ☒ Special Permit and/or Section 6 Finding (Other than an in-law apartment)
Special Permit for In-Law Apartment (Form ZBA-1B, In-Law Apartment Affidavit, required.)
Variance ☐ Sign Variance
Site Plan Review (Form ZBA-1A, Site Plan Review: Supplemental Information, required.)
Other Powers (Check those applicable below or specify.) _____
Appeal of Decision of Building Inspector/Zoning Official
Enforcement Action

APPLICANT(S) (Name/Mailing Address): Christopher O'Donnell
30 Jackson Rd, Scituate, MA 02066

Tel. 781 545-0783 Fax _____ email: Kodome11601@gmail.com

PROPERTY OWNER (include mailing address, if different from applicant): Judith Kelly
105 Grove St, Norwell, MA 02061

Tel. 781-223-6217 Fax _____ email: MA3951@aol.com

APPLICANT'S REPRESENTATIVE (include mailing address, if other than applicant): _____

Tel. _____ Fax _____ email: _____

PROPERTY LOCATION: 105 Grove St

Upland Area (acres or square footage): 28,743 **Wetland Area:** _____

Total Land Area (acres or square footage): 28,743 **Lot Frontage:** 173.34 ft.

Lot conforms to existing zoning bylaw (If no, explain.):

yes

no

under one acre

lot is

Assessors Map, Block, and Lot No. of all parcels

6C 13 19

Registry of Deeds Book and Page No.

103363

of Certificate of Title number for all parcels

(Required for filing of Board's Decision)

ZONING DISTRICT(S) OF PROPERTY (Check all that apply.):

Residential:

District A

District B

☒

Business:

District A

District B

District C

(specify)

Overlay Districts and other zones:

Aquifer Protection District

Salt Marsh Conservation District

Flood Plain

Watershed and Wetlands Protection District

Historic Building, Site, Scenic Street or Vista (See
Norwell Historical Commission booklet.)

Wireless Facility District

Village Overlay District

Adult Entertainment District

Other

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BUFFER ZONE REQUIREMENTS (Identify for each applicable zoning district):

When did owner purchase this property?

August 1977

Year built

1920

Type of Structure(s) (existing or proposed):

One-Family home

Current Use:

Residential

Proposed Use:

Residential

Status of building permit? (Indicate date issued, denied, or if pending)

pending

Has the applicant or former owner made any previous application regarding this property?

no

If yes, indicate dates and circumstances and attach prior decision copies:

SECTION(S) OF BYLAW from which relief is requested:

201-9.2A and

201-4.4B1C

REASONS FOR APPLICATION (state briefly):

Owner wants to build a
two-car garage & breezeway (36'x28') and her lot
is under one acre
Lot is 28,743 S.F.

APPLICATION CHECKLIST: The following information is required to complete the application. Any supplemental material must be submitted to the Board of Appeals *at least five business days in advance of the scheduled hearing date for owner-occupied single-family residences, or, for commercial applications requiring peer review, a minimum of fifteen business days.* Delay in submission of all required documentation may adversely impact the ability of the Board of Appeals to act in a timely manner. Additionally, the applicant shall:

- Provide evidence of legal standing, satisfactory to the Board,
- Provide a copy of a certified Plot Plan, stamped by the professional that prepared it, showing the subject property,
- Comply with the application requirements of all appropriate sections of the Norwell Board of Appeals' *Rules and Regulations and General Information*,
- Provide sufficient copies of the complete application and supporting documentation to satisfy the purposes of the Board of Appeals and the Office of the Town Clerk. A minimum of six (6) copies is required. *Additional copies for other Town Boards or agencies, as required for commercial applications.*
- List of Town Boards or other agencies with dates of scheduled meeting(s).
- Provide general information regarding the proposed project and seek the support of abutters of the subject property.

Important Note: All commercial property applicants shall meet the requirements of the Design Review Board, Board of Health, Conservation Commission, Planning Board, Fire Chief, Water Department, and other jurisdictional departments or agencies having authority in this matter. The Board of Appeals reserves the right to (1) continue the public hearing until all such agency recommendations, Conditions, Orders, and/or Decisions are received and reviewed, or (2) in cases where there is undue delay in obtaining required approvals, the Board of Appeals may deny for lack of sufficient information or require that the Applicant withdraw the Application and refile as a new Application.

Further, each applicant shall familiarize him/herself with the Norwell Zoning Bylaw and any other local regulations that may apply, including State and Federal laws. If the applicant designates a representative to act on his/her/its behalf, the applicant shall provide *written authorization* to the Board of Appeals in advance of any appearance by that representative before the Board.

The undersigned under penalties of perjury hereby certifies that (s)he has read and examined the Board of Appeals *Rules and Regulations and General Information* and reviewed this application with all its supporting documentation and certifies that the proposed project is accurately represented. I/We hereby request a public hearing before the Board of Appeals in the matter referenced herein.

Owner  Date 3-2-24
(Signature)

(Signature) _____ Date _____

Applicant:  Date 3-5-24
(Signature if not the property owner)

Applicant's interest is: Owner Tenant Agent/Attorney Other (specify) BUILDING Contractor

This space reserved for Building Inspector comments. (Please note if such comments are attached.)

Vision ID 462
Property Location 105 GROVE ST

Map ID 13/ / 19/ /
Account # 6C

Bldg # 1
Sec # 1 of 1 Card # 1 of 1

State Use 1010
Print Date 1/2/2024 12:18:05 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				NORWELL, MA FY 2024								
		1 Level				Description	Code	Assessed	Assessed									
KELLY JUDITH A						RESIDNTL	1010	230,800	230,800									
105 GROVE ST						RES LAND	1010	328,300	328,300									
NORWELL MA 02061		SUPPLEMENTAL DATA				RESIDNTL	1010	1,100	1,100									
		Alt Prcf ID IDNum 332 LocUnit Class Cod R1 Class 1 C1 Living_SF 1486 GIS ID M_251962_880754				Land CR Map/Sheet 6C Assoc Pid#		Total 560,200 560,200										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	ASSESSMENT HISTORY										
KELLY JUDITH A		10336	0	05-27-2003	U	I	100	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
KELLY EUGENE F JR & FARRELL JUDITH		58699	0000	08-17-1977	U		0		2023	1010	197,500	2022	1010	245,300	2021	1010	218,900	
										1010	292,300		1010	231,100		1010	243,300	
										1010	1,100		1010	500		1010	500	
									Total		490,900	Total		476,900	Total		462,200	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	APPRaised VALUE SUMMARY									
									Appraised Bldg. Value (Card) 229,100									
									Appraised Xf (B) Value (Bldg) 1,700									
									Appraised Ob (B) Value (Bldg) 1,100									
									Appraised Land Value (Bldg) 328,300									
									Special Land Value 0									
									Total Appraised Parcel Value 560,200									
									Valuation Method C									
									Total Appraised Parcel Value 560,200									
BUILDING PERMIT RECORDS										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result				
18327	09-20-2017		KITCHEN			100			08-28-2023	RN	02		01	Measure + Exterior				
14493	09-29-2010	DE	Demolish			100			07-30-2020	LS			45	Field review				
13863	02-12-2009	RE	Remodel						02-26-2019	SO	02		47	permit visit				
11326	06-10-2003	AD	Addition						08-07-2018	PH	02		47	permit visit				
11337	06-16-1603		ABOVE POOL						09-02-2014	MM			45	Field review				
									09-11-2014	PH			45	CYCLICAL INSPECTIONS				
LAND VALUATION																		
B	Use Cod	Description	Zon	LA	Land Type	Land Units	Unit Price	Size Adj	Site Inde	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit	Land Value		
1	1010	SINGLE FAMILY				28,751	SF	12.02	1.00000	5	1.00	45	0.950		1.0000	11.42	328,300	
Total Card Land Units						0.66	Acres	Parcel Total Land Area			0.66	Total Land Value						328,300

105 GROVE ST
NORWELL MA 02061
1010 CLERK

Vision ID 462
Property Location 105 GROVE ST

Map ID 13 / 19 /
Account # 6C

Bldg # 1
Sec # 1 of 1

State Use 1010
Print Date 1/2/2024 12:18:06 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional			
Model:	01	Residential			
Grade:	03	Average			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	03	Plastered			
Interior Flr 1	12	Hardwood			
Interior Flr 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedroom	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Bath	1				
Total Xtra Fixtr					
Total Rooms:	6				
Bath Style:	02	Average			
Kitchen Style:	03	Above Avg			

FY 2024

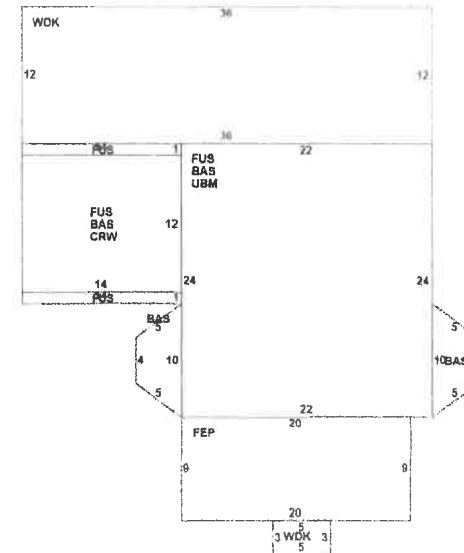
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	120	18.00	1999		50		0.00	1,100
FPL3	2 STORY CHI	B	1	2800.00	1984		60		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	752	752	752	221.76	166,764
CRW	Crawl Space	0	168	0	0.00	0
FEP	Porch, Enclosed, Finished	0	180	90	110.88	19,958
FUS	Upper Story, Finished	724	724	724	221.76	160,554
UBM	Basement, Unfinished	0	528	106	44.52	23,507
WDK	Deck, Wood	0	447	45	22.32	9,979
Ttl Gross Liv / Lease Area		1,476	2,799	1,717		380,762

PHOTO



SKETCH



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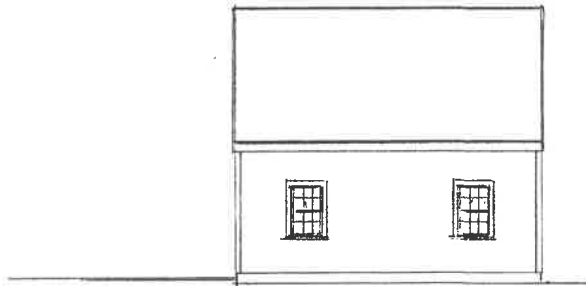
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RIGHT SIDE ELEVATION

$\frac{1}{8}'' = 1'$



REAR ELEVATION

$\frac{1}{8}'' = 1'$



FRONT ELEVATION

$\frac{1}{4}'' = 1'$

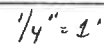
REVISED
1-4-24

PAGE
1 OF 5

KELLY RESIDENCE
105 GARDEN ST.
NORWELL, MA.
ELEVATIONS
2 CAR GARAGE / STORAGE

BOB BURGESS
781-724-8752
8-21-23

RECEIVED	DATE	TIME	BY

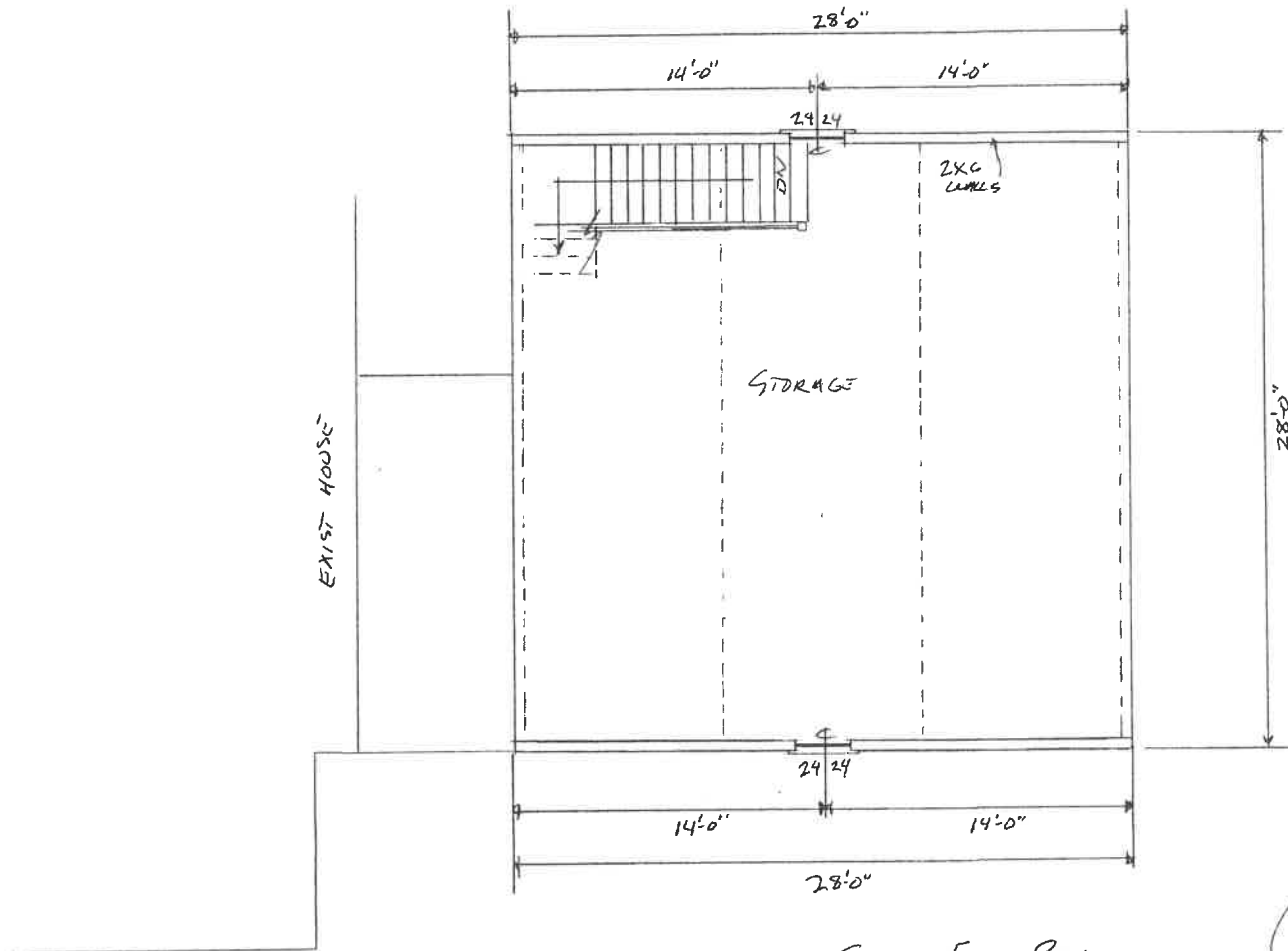


Bob Burgess
781-724-8752
8-21-23

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SECOND FLOOR PLAN

1/4" = 1'

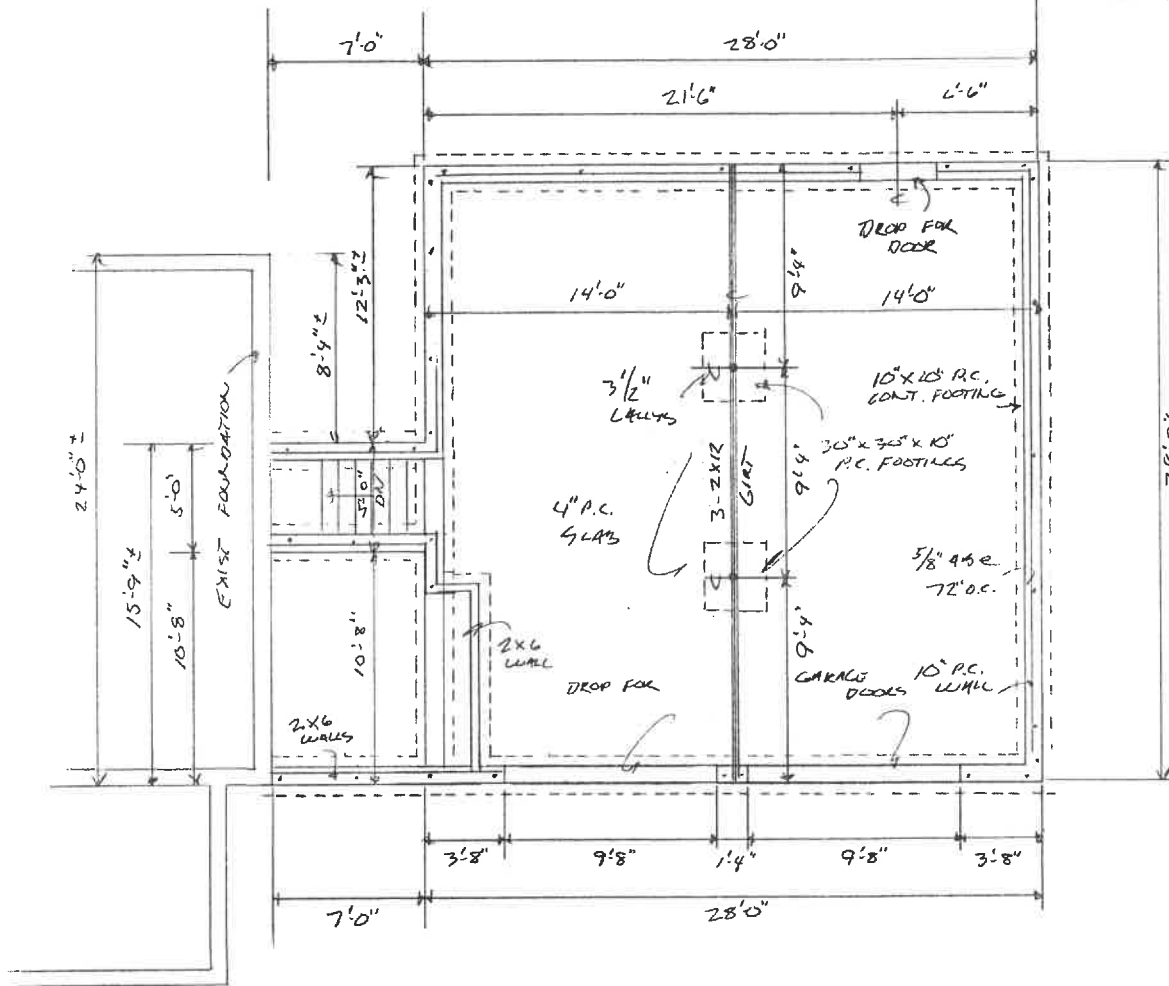
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1-4-24

Page 3 of 5
Kelly Residence 105 Grove St. Norwell, Ma. Second Floor Plan 2 Car Garage: Storage
BOB BURGESS 781-724-8732 8-21-23

TOWN OF NORWELL
TOWN CLERK

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FOUNDATION PLAN

1/4" = 1'

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1-4-24

PAGE
4 OF 5

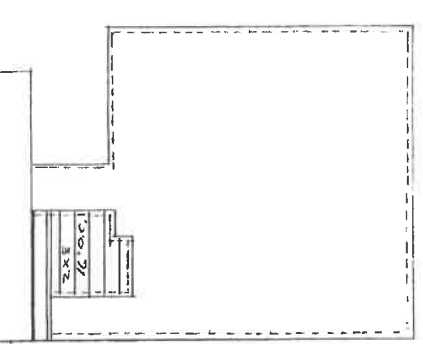
Kelly Residence
105 Grove St.
Norwell MA
Foundation Plan
2 CAR GARAGE & PORCH

Boris Burceles
781-724-8752
2-21-23

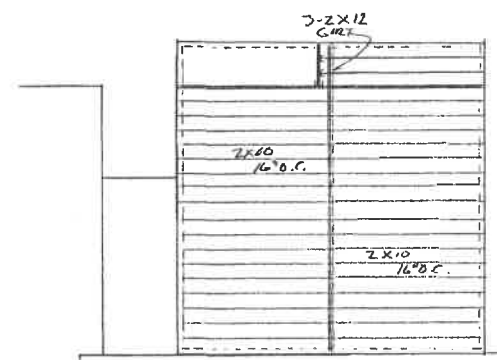
TOWN OF NORWELL

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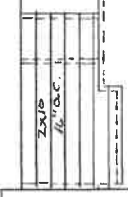
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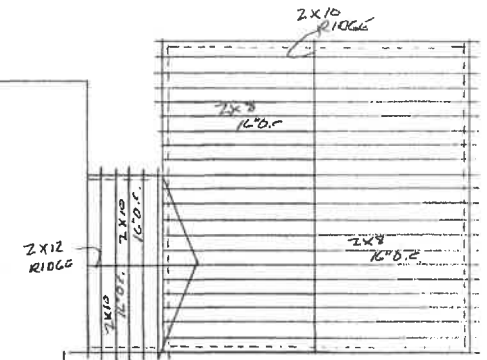
EXTERIOR 1ST FL. ELEVATION
1/8" = 1'



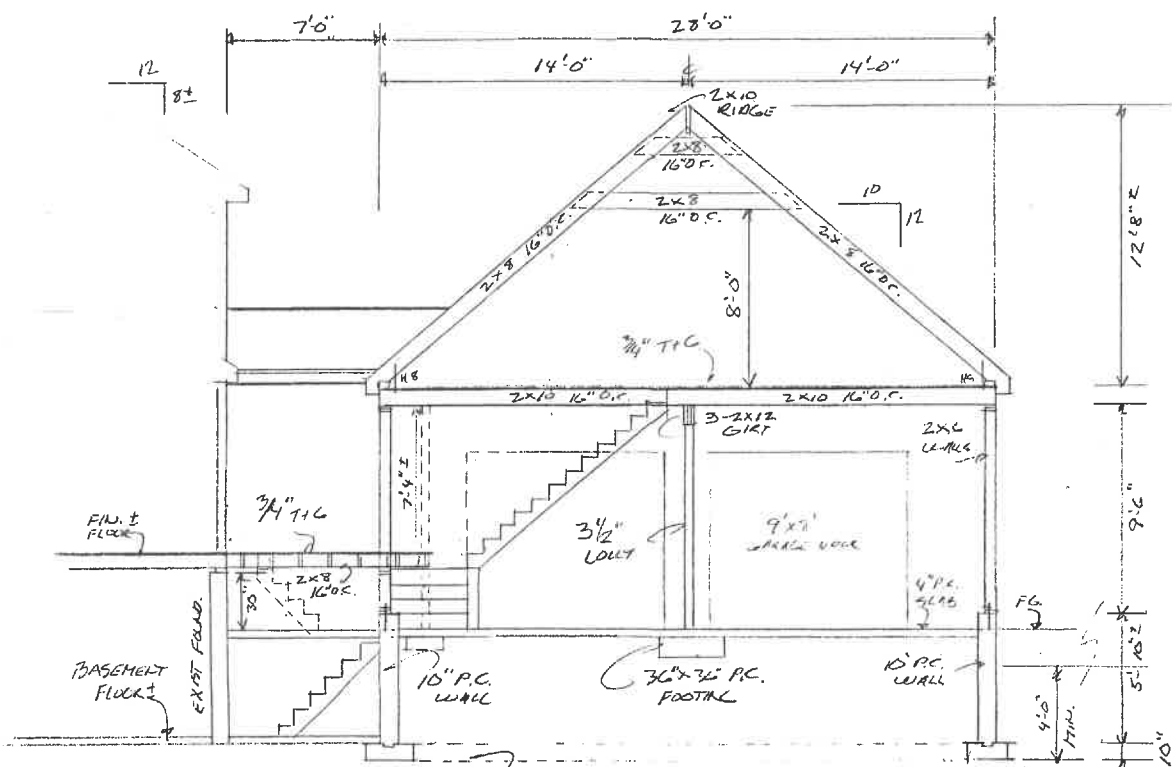
2ND FL. FRAMING
1/8" = 1'



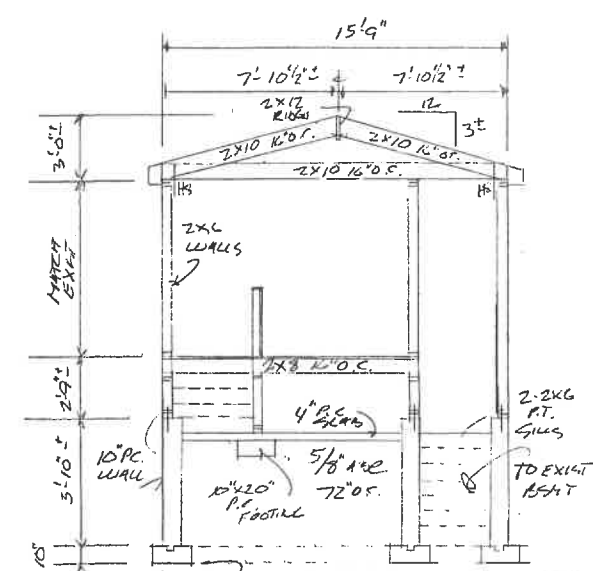
CEILING JOIST PLAN
1/8" = 1'



ROOF FRAMING PLAN
1/8" = 1'



10'x20' P.C. CONT. FOOTING SECTION
1/4" = 1'



10'x20' P.C. CONT. FOOTING CAR GARAGE SECTION
1/4" = 1'

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Kelly Residence
105 Grove St.
Norwell, MA
SECTION ST. FRAMING
2 CAR GARAGE FRAMING

BOB BURGESS
781-724-8752
8-21-23

Revised
1-4-24

