

TOWN OF WINCHESTER  
BOARD OF APPEALS  
71 Mount Vernon Street  
Winchester, Massachusetts 01890  
(781) 721-7115

FORM 2, BOARD OF APPEALS APPLICATION FOR HEARING

(Use this form for all applications for special permits or site plan approvals, appeals or petitions for variances, and appeals to the Board of Appeals.)

Date of application 6/30/22

Property Address 34 Oneida Rd Zoning District RD-B

Applicant(s)

1. Name Alexandra and Doug Murphy  
Address 34 Oneida Rd  
Email address doug.murphy15@gmail.com  
Telephone 978-618-2777  
Relationship to the property owner
2. Name \_\_\_\_\_  
Address \_\_\_\_\_  
Email address \_\_\_\_\_  
Telephone \_\_\_\_\_  
Relationship to the property \_\_\_\_\_
3. Name \_\_\_\_\_  
Address \_\_\_\_\_  
Email address \_\_\_\_\_  
Telephone \_\_\_\_\_  
Relationship to the property \_\_\_\_\_

If the applicants do not include the record owner of the property, attach a document signed by the record owner authorizing the applicant(s) to pursue this application.

Title Reference:

(Unregistered land) Middlesex County Registry of Deeds, Book \_\_\_\_ Page \_\_\_\_

(Registered land) Land Court Certificate of Title No. \_\_\_\_\_ Book \_\_\_\_ Page \_\_\_\_

Date of Recording or Registration \_\_\_\_\_

Summary of the subject matter of this application:

To build addition to rear of house and replace existing deck. Proposed addition improves existing non conforming deck structure.

Other party(ies) in interest.

If the record owner of the property is not the sole real party in interest, identify all other real parties in interest:

1. Name N/A  
 Address \_\_\_\_\_  
 Email address \_\_\_\_\_  
 Telephone \_\_\_\_\_
2. Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Email address \_\_\_\_\_  
 Telephone \_\_\_\_\_

Include the appropriate Supporting Form (2A through 2J) and all required attachments.

Attorney, agent, or other representative(s) acting for the applicant:

1. Name Richard Leat / Leat Design Associates  
 Address 5 Winslow Road, Winchester  
 Email address RLnma@aol.com  
 Telephone 781-721-6541
2. Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Email address \_\_\_\_\_  
 Telephone \_\_\_\_\_
3. Name \_\_\_\_\_  
 Address \_\_\_\_\_

Email address \_\_\_\_\_

Telephone \_\_\_\_\_

The Board may request written evidence of a representative's authority.

The signatures below apply to this Form 2, to Supporting Forms (2A through 2J), and to attachments, all of which are statements of fact to which the signatures apply under the pains and penalties of perjury.

1. Signature  Date 6/30/22

Printed name Doug Murphy

2. Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed name \_\_\_\_\_

3. Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed name \_\_\_\_\_

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FORM 2F, SPECIAL PERMIT (NONCONFORMING SINGLE AND DUPLEX  
RESIDENTIAL STRUCTURES)

1. The applicant, Alex and Doug Murphy, asks the Board of Appeals to grant a special permit under Massachusetts General Laws, Chapter 40A, Sections 6 and 9, and Sections 3.5.5, 9.3.3, and 9.4 of the Winchester Zoning Bylaw.

2. The applicant asserts the following in support of its application for a special permit:

a. The existing nonconforming structure and its nonconformity consist of:

Deck currently in rear of house too close by zoning to right side property line

b. The proposed reconstruction, extension, alteration, or change to the existing nonconforming structure consists of: 18' x 16' addition to rear of house. Addition will improve existing non conformity by 6" to right side property line

c. The proposed reconstruction, extension, alteration, or change will not be substantially more detrimental than the existing nonconforming structure to the neighborhood because:

The new addition will improve non conformity by 6" along property line

d. The beneficial impacts of the proposal will outweigh its adverse effects on the town or the neighborhood in view of the particular characteristics of the site and of the proposal in relation to that site for the following reasons:

New design will improve non conformity and match existing house structure.

e. The following community needs will be served by the proposal:

New changes will improve beauty of house

f. The effects of the proposal on traffic flow and safety, including parking and loading, will be:

not effected

g. The effects of the proposal on the adequacy of utilities (e.g., electricity, gas, water) and other public services will be:

Not effected

h. The impacts on neighborhood character will be as follows, including the extent to which:

1. Building forms and materials are compatible with the prevailing scale and character of buildings in the neighborhood for the reasons indicated below. (In addition to discussing this factor below, provide pictures of at least the ten nearest buildings in the neighborhood.):

Proposed addition will be consistent with current house and current style in neighborhood. Addition is also in rear of house and not seen from street.

2. Architectural features (for example, dormers, lintels, bay windows, open porches, chimneys) would add visual character to the neighborhood by:

New windows, siding and roof lines will enhance overall visual character.

3. Patterns and proportions of windows are consistent with the neighborhood because:

New windows will replace existing windows and consistent with neighborhood.

j. Any proposed screening and buffering will be adequate because:

k. The proposal will have the following impacts on the natural environment, including, but not limited to, changes in topography, installation of retaining walls, or the removal of mature trees:

There shall be no impact to existing environment.

l. The proposal will have the following fiscal impacts, including impact on town services, tax base and employment:

N/A

m. The proposal involves (or does not involve) a building, area, neighborhood, or other structure that is an historic resource, as recited in a, b, or c of the definition of Historic Resource in Section 10 of the Zoning Bylaw for the reasons indicated below. [In addition, locate and attach any Massachusetts Historical Commission Form B—Building or other similar document that pertains to any historic characteristics of the building, area, neighborhood, or other structure that is impacted by the proposal.]

N/A

n. If the proposal involves an historic resource, the impacts on that historic resource are as follows:

N/A

3. Required attachments:

Plot plan by a Registered Land Surveyor including proposed screening and buffering, changes in topography, installation of retaining walls, existing trees, and removal of mature trees.

Building drawings including plans and elevations and showing the building's forms, materials, architectural features (including dormers, lintels, bay windows, open porches, and chimneys), patterns and proportions of windows.

Landscaping plans.

Drainage plans.

Description and photographs of the building and the property (including topography and trees) and photographs showing the prevailing scale and character of buildings in the neighborhood (for example the nearest ten buildings).

Massachusetts Historical Commission Form B, if any. [Forms B can be found at the Massachusetts Historical Commission MACRIS website at <https://mhc-macris.net/>. Note that MACRIS is not always up-to-date and that buildings may be included in Forms A applicable to multiple resource. Additional help may be available from the Town Planner or the Massachusetts Historical Commission.]

Any written determination by the Winchester Historical Commission concerning whether a building associated with the proposal is historically significant without regard to whether the building was or is subject to a demolition delay.

Any other written comments, recommendations, or decisions related to the proposal from other town agencies or officials.

Other attachments may also be provided.

Attach additional sheets if more space is needed.