

1. Agenda

Documents:

[06-10-21_BOARD_OF_APPEALS.PDF](#)

2. Meeting Materials

Documents:

[23B_ALMONT_ST-B.PDF](#)

[017-2021_207_PLEASANT_ST.PDF](#)



V

**TOWN OF WINTHROP
BOARD OF APPEALS**

Town Hall, One Metcalf Square, Winthrop, Massachusetts 02152-3096
Telephone: (617) 846-1742 Ext. 3 Fax: (617) 539-0812

Sharon Sicurella, Clerk

NOTICE OF BOARD OF APPEALS PUBLIC HEARING

You are invited to a Zoom webinar.

When: June 10, 2021 AT 07:00 PM Eastern Time (US and Canada)

Topic: Winthrop Board of Appeals Meeting

RECEIVED

2021 JUN -8 P 1:02

TOWN CLERK
WINTHROP, MASS.

Please type the link below into your browser to join the webinar:

<https://us02web.zoom.us/j/88964051147>

Or One tap mobile :

US: +13126266799,,88964051147# or +16465588656,,88964051147#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900
9128 or +1 253 215 8782

Webinar ID: 889 6405 1147

International numbers available: <https://us02web.zoom.us/j/88964051147>

Item No	Appl #	Applicant	Address	Appeal	Voting
	Chairman opens hearing				
	#016-2021	Michelle Harkins	23B Almont St	Variance Chapter 17.36.40 swimming pool	Continued from 5/27
	#017-2021	Kelli O'Hara	207 Pleasant St	Variance Chap 17.52.030 for relief of 17.12.130 and variance 17.20.060 off street parking	Continued from 5/27
	Approval of Meeting Minutes				
	Adjournment				

The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.

Application No. #016-2021

Date: May 4, 2021

Town of Winthrop, Massachusetts
Zoning Board of Appeals
Application For Special Permit

RECEIVED
2021 MAY -4 P 2: 37

TOWN CLERK
WINTHROP, MASS.

All parts of this application shall be completed. Plans and plot plans must accompany this application. The applicant must present evidence that tends to indicate that the circumstances relating to soil conditions, the shape of topography specifically affecting the land of structures but not the zoning district in general, and the literal enforcement of the provisions of this title would involve substantial hardship, financial or otherwise, to the petitioner or appellant; that desired relief may be granted without nullifying or substantially derogating from the intent or purpose of this ordinance; and that the relief requested would not create substantial detriment to the public good.

ADDRESS OF PROPERTY: 23B ALMONT STREET, WINTHROP

I hereby request a hearing before the Winthrop Board of Appeals:

1. Applicant Submitting this application is:

Name: RICHARD & MICHELLE HARKINS

Address: 23B ALMONT STREET,

City/Town: WINTHROP, MASSACHUSETTS 02152

2. Applicant is:

Owner: X Lessee Prospective Purchaser

3. The following person is hereby designated to represent the applicant in matters arising hereunder:

Name: James J. Cipoletta, Esq.

Address: 385 Broadway, Revere, MA 02151

Telephone: 781.289.7777

4. The land described in this application is recorded in Suffolk County Registry of Deeds or Land Court Section at:

Book: 62827 Page: 311

5. Plans describing and defining the Application are included herewith and made a part hereof.

See Plan Attached by Alexander Crucioli,

6. A locus map (8 1/2" x 11") copy of the Town of Winthrop or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.

Check here to indicate inclusion (x).

7. Is the site of this application subject to the Wetlands Protection Act. (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

No

8. Is the location of the site of this application within 100 feet of: a coastal beach; salt marsh; land under the ocean ?

No

9. Describe the property for which this application is being submitted, including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.

The land is located on Almont Street and contains a building with two condominium units. All utilities are present and operational.

10. What is the EXACT nature of the Special Permits requested in this application?

The Applicant proposes to install an above-ground swimming pool with dimensions of 12' x 17'. The required setback mandated by the Zoning Ordinance is 10 feet from the side yard boundary and 10 feet from a permanent structure. The proposed installation will set the pool 5 feet from the permanent structure and 5 feet from the sideyard setback. The governing ordinance is produced below:

Private swimming pools shall be set back a minimum of fifteen (15) feet from a street property line, ten (10) feet from a side property line and ten (10) feet from a rear property line. No wall of a swimming pool to be constructed under this chapter shall be located less than ten (10) feet from any permanent structure. The board of appeals may, by special permit, allow location of a pool within the above required yard setback area to within one-half the required distance if it finds that literal enforcement of the required setback would involve practical difficulty or unnecessary hardship and the granting of relief would not result in a detriment to the public safety, health or welfare.

11. Describe how the desired relief may be granted in consideration of the criteria described in Section 17 of the Winthrop Zoning Ordinances.

The pool will be constructed in accordance with § 17.36.050 as the pool structure is engineered and designed to withstand the expected forces to which it will be subjected, all is addressed and set out in the attached engineering report. Moreover, the pool will be set sufficiently away from any structure so as not to present a danger.

12. Describe how the Special Permit desired may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning By-Law.

The Special Permit requested is listed as a permit that the ZBA may grant; the pool, as a recreational and exercise element is a desirable use; will not increase traffic or pedestrian safety; will not overload any public utilities; and, will not impair the public health, safety, convenience, or welfare in any way; and, the requested SP will not, by its addition, cause an excess of the particular use that could be detrimental to the character of the neighborhood.

13. Describe how the desired relief may be granted without substantial detriment to the public good.

The installation and use of a private swimming pool is a healthy and desirable use, is not by its nature a dangerous or noxious use, and in this particular case all construction and maintenance measures will be in place so as to prevent any impact on any nearby property or persons.

Date of DENIAL, signed by the Building Inspector: 04-01-2021

I hereby certify that the foregoing information contained in this application is true and complete.

Signature of Applicants

Date

Signature of Owner

Date

Signature of Representative

Date



**TOWN OF WINTHROP
OFFICE OF THE BUILDING COMMISSIONER**

100 Kennedy Drive, Winthrop, MA 02152 Telephone: 617-846-1341 Fax: 617-539-1545
Email address: buildingdept@town.winthrop.ma.us

Dear Property Owner/Authorized Agent

You have requested that a Building Permit, Enforcement Action be issued / taken in accordance with the appropriate provisions of the Town of Winthrop Zoning Ordinance, Chapter 17.

For the reason(s) outlined below your request for such permit / enforcement action is respectfully **DENIED**.

You have the right to request the issuance of a Variance – Special Permit from the Zoning Board of Appeals in compliance with Massachusetts General Laws, Chapter 40A.

Property Address: 23b Almont Street

Person Requesting: Michelle Harkins

REASON FOR DENIAL:

The applicant seeks a permit to construct a 12' x 17' pool.

The permit was denied in accordance to the Town of Winthrop Zoning By-Laws Chapter (section 17.36.40) "Swimming Pools" regulations.

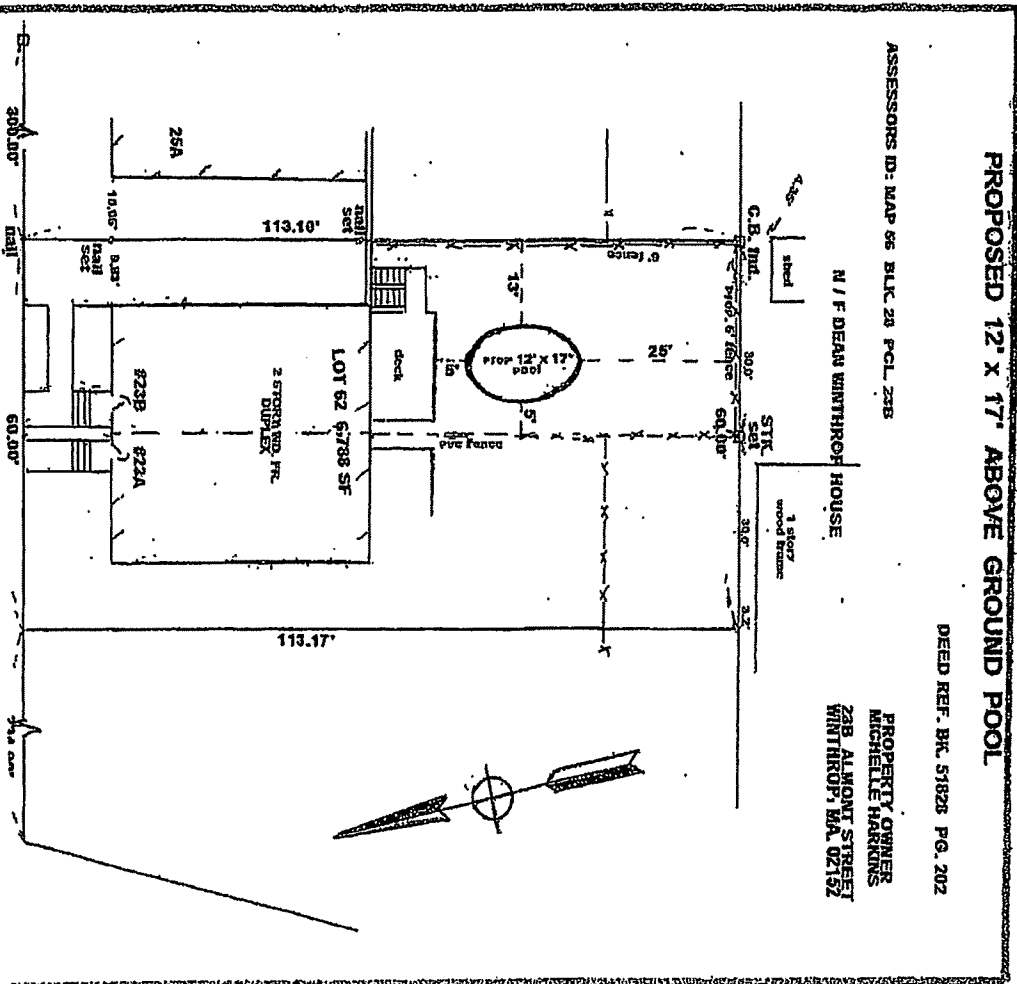
The permit was denied due to the following reason.

1. Noncompliance of proposed pool to minimum side setback and setback less than 10' from permanent structure (section 17.36.40).

Albert J. Legee
Commissioner of Inspections
April 1, 2021

DEED REF. BK. 51828 PG. 202

**PROPERTY OWNER
MICHELLE HARKINS
23B ALMONT STREET
WINTHROP, MA. 02152**



23B ALMONT ST

Location 23B ALMONT ST

Mblu 58/ 28/ 23B/ /

Acct#

Owner HARKINS MICHELLE

PBN

Assessment \$441,400

Appraisal \$441,400

PID 6631

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$441,400	\$0	\$441,400
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$441,400	\$0	\$441,400

Owner of Record

Owner HARKINS MICHELLE
Co-Owner
Address 23B ALMONT ST
WINTHROP, MA 02152

Sale Price \$313,000
Certificate
Book & Page 51828/0202
Sale Date 07/23/2013
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HARKINS MICHELLE	\$313,000		51828/0202	00	07/23/2013
TALLENT III JAMES W	\$310,000		28831/0338	00	08/28/2002
MAYRINCK, MARIA LUCIA	\$210,000		23982 299/0	00	07/14/1999
COCHRANE WILLIAM H	\$0		12009/0046		01/01/1988

Building Information

Building 1 : Section 1

Quitclaim Deed

I, Michelle Harkins, of 23B Almont Street Unit 23B, Winthrop, Massachusetts, in consideration of \$1.00 GRANT TO Richard Harkins and Michelle Harkins, as husband and wife, as tenants by entirety, of 23 Almont Street Unit 23B, Winthrop, MA 02152 and Michelle Harkins, of 23

Almont Street Unit 23B, Winthrop, MA 02152

With **QUITCLAIM COVENANTS**

Condominium Unit 23-B of the 23 Almont Street Condominium, created by Master Deed dated October 30, 1985 and recorded with the Suffolk County Registry of Deeds in Book 12008, Page 108, together with an undivided fifty (50%) percentage interest appertaining to said Unit in the common areas and facilities of said condominium and subject to and with the benefit of the provisions of said Master Deed hereinabove referred to.

The said premises are conveyed with the benefit of and subject to: (a) the provisions of Massachusetts General Laws, Ch. 183A, as amended of record, (b) the Master Deed and amendments thereto; (c) the 23 Almont Street Condominium Trust created by Declaration of Trust, dated October 30, 1985 and recorded on October 31, 1985 as Instrument Number 140, including the by-laws thereof any amendments to same, and the rules and regulations adopted from time to time pursuant thereto, and all matters of record stated or referred to in the Master Deed, as completely as if each were fully set forth herein; (d) further subject to real estate taxes attributable to said Unit for the current year not now due and payable.

The said Grantee(s) by the acceptance and recording of this Deed agree(s) to assume and perform all conditions of the Unit Deed and Master Deed as completely as if each were fully set forth herein.

The Unit referred to above is laid out as shown on the unit plan annexed, which is a copy of a portion of the plans filed with the Master Deed and to which is affixed a verified statement in the form provided in Massachusetts General Laws, Chapter 183A, Section 9, and said Unit contains the area shown on the plan recorded herewith.

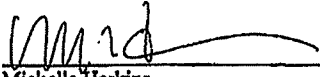
The Unit is intended to be used for residential dwelling purposes and such accessory uses as are from time to time permitted by applicable municipal regulation and control, subject, however to limitations and restrictions on such use as set forth in the Master Deed, Declaration of Trust and the rules and regulations from time to time promulgated thereunder.

For Grantor Title see Deed recorded at Book 51828, Page 202.

For Grantor's Title, see deed dated 07/22/2013 and recorded in the Suffolk County Registry of Deeds at Book 51828, Page 202.

Property Address: 23 Almont Street Unit 23B, Winthrop, MA 02152

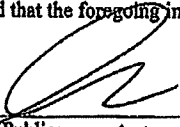
Executed as a sealed instrument this 13 day of April 2020.


Michelle Harkins

Commonwealth of Massachusetts

Suffolk, ss.

On 13 day of April, 2020, before me, the undersigned notary public, personally appeared Michelle Harkins, the above-named and proved to me through satisfactory evidence of identification being Mass DL, to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and that the foregoing instrument is his/her free act and deed.


Notary Public: Antonio Pesce
My Commission Expires: 3/20/2021



Year Built: 1985
 Living Area: 1,706
 Replacement Cost: \$538,313
 Building Percent Good: 82
 Replacement Cost
 Less Depreciation: \$441,400

Building Attributes	
Field	Description
STYLE	Condominium
MODEL	Res Condo
Stories:	2 Stories
Grade	Average +10
Occupancy	1
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1	Hardwood
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Hot Water
AC Type:	Central
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	2 Full
Ttl Half Bths:	1
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	00
Pct Low Ceiling	
Unit Locn	
Int vs Ext	13
Foundation	

Building Photo



(<http://images.vgsi.com/photos/WinthropMAPPhotos/A00100107164.jpg>)

Building Layout

BAS[833]
FUS[833]
FAT[200]
UBM[033]

(http://images.vgsi.com/photos/WinthropMAPPhotos/Sketches/8631_6631.j)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	833	833
FUS	Upper Story, Finished	833	833
FAT	Attic, Finished	200	40
UBM	Basement, Unfinished	033	0
		2,699	1,706

Grade	Average +10
Stories:	2.5
Residential Units:	12
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable
Roof Cover	Metal
Condo Units:	0
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Complex Cond	
Extra Field 1:	
Remodel Ext:	
Super	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1020
 Description CONDOMINIUMS
 Zone
 Neighborhood
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0
 Frontage 0
 Depth 0
 Assessed Value \$0
 Appraised Value \$0

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2021	\$441,400	\$0	\$441,400
2020	\$428,200	\$0	\$428,200
2019	\$394,100	\$0	\$394,100

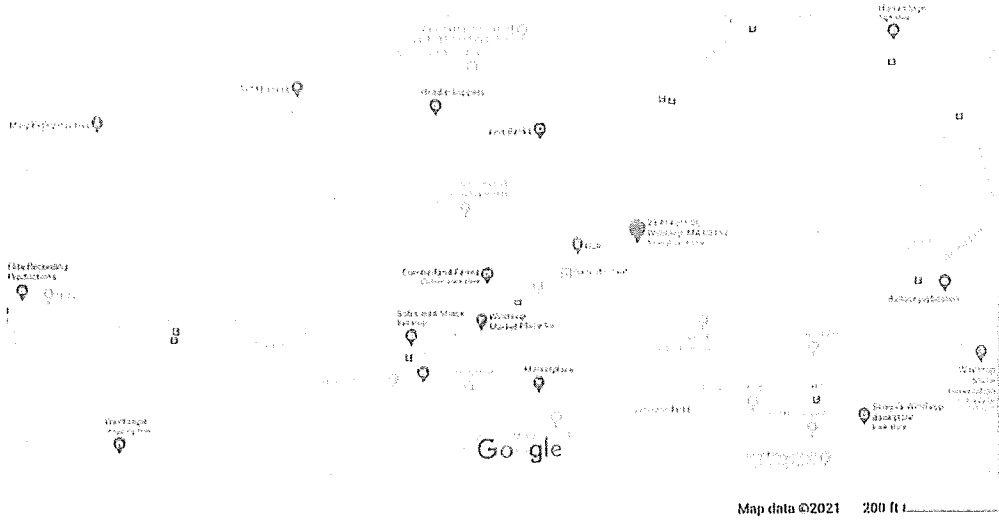
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$441,400	\$0	\$441,400
2020	\$428,200	\$0	\$428,200
2019	\$394,100	\$0	\$394,100

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3/4/2021

23 Almont St - Google Maps

Google Maps 23 Almont St



23 Almont St

Building



Directions



Save



Nearby



Send to your
phone



Share



23 Almont St, Winthrop, MA 02152

Photos

3/4/2021

23 Almont St - Google Maps



OCEANIC

RTR

BUILD YOUR BACKYARD DREAM WITH SHARKLINE

INJECTION MOLDED TOP LEDGES

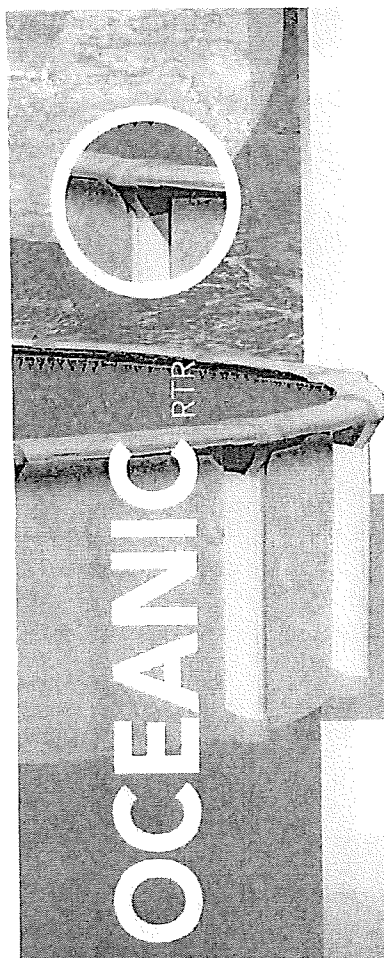
SHARKLINE

WATER SAFETY
 The Sharkline RTR is built with a reinforced polyethylene hull and a built-in safety system. The hull is made of a single piece of material, which makes it strong and durable. The built-in safety system includes a built-in safety harness and a built-in safety seat. The built-in safety harness is made of a strong material and is designed to keep you safe. The built-in safety seat is made of a strong material and is designed to keep you comfortable. The built-in safety system is designed to keep you safe and comfortable.

Yachting Features
 The Sharkline RTR is built with a reinforced polyethylene hull and a built-in safety system. The hull is made of a single piece of material, which makes it strong and durable. The built-in safety system includes a built-in safety harness and a built-in safety seat. The built-in safety harness is made of a strong material and is designed to keep you safe. The built-in safety seat is made of a strong material and is designed to keep you comfortable. The built-in safety system is designed to keep you safe and comfortable.

sharkline.com
 1-800-333-3333
 1-800-333-3333
 1-800-333-3333

The Oceanic RTR is built with a reinforced polyethylene hull and a built-in safety system. The hull is made of a single piece of material, which makes it strong and durable. The built-in safety system includes a built-in safety harness and a built-in safety seat. The built-in safety harness is made of a strong material and is designed to keep you safe. The built-in safety seat is made of a strong material and is designed to keep you comfortable. The built-in safety system is designed to keep you safe and comfortable.



ESP Advantages

Enhanced Structural Polymer Components

- **More uprights on every pool**, resulting in a stronger top ledge that offers maximum stability
- **Oversized Corrosion-Free Foundation System**, providing a long lasting foundation that continuously stands up to heavy weight and corrosive soil conditions.
- **Exact-fit Components**, no universal components that leave extra holes open, all parts are made specifically for one size pool. Resulting in pool components that lock out corrosion.
- **Optional Wall Saver Panel**, designed to withstand stress at the point where water enters and exits the pool for filtration.
- **Stainless Steel Fasteners**, High grade stainless steel nuts, bolts and fasteners, eliminating the worry of rust spots on your pool.
- **Interlocking Stabilizer Rails**, fits tightly over your liner and the top of the pool wall, locking the liner in place to increase its life.

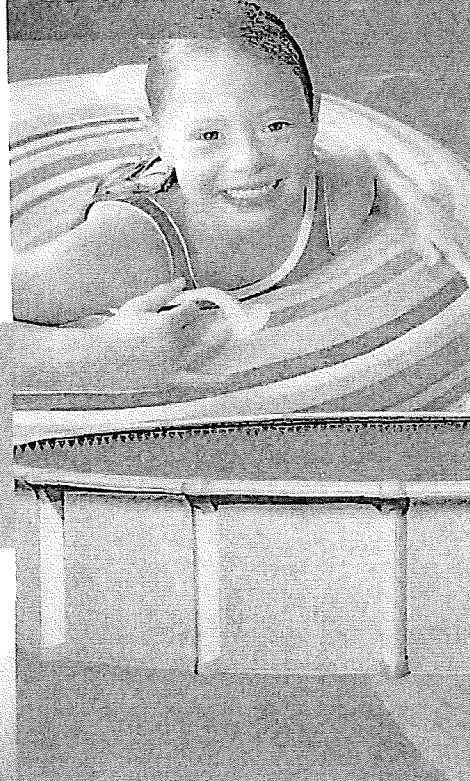
POOL SIZES

12' x 7'	12' x 12'
12' x 14'	12' x 16'
12' x 18'	12' x 20'
12' x 22'	12' x 24'
12' x 26'	12' x 28'
12' x 30'	12' x 32'
12' x 34'	12' x 36'
12' x 38'	12' x 40'
12' x 42'	12' x 44'
12' x 46'	12' x 48'
12' x 50'	12' x 52'
12' x 54'	12' x 56'
12' x 58'	12' x 60'
12' x 62'	12' x 64'
12' x 66'	12' x 68'
12' x 70'	12' x 72'
12' x 74'	12' x 76'
12' x 78'	12' x 80'
12' x 82'	12' x 84'
12' x 86'	12' x 88'
12' x 90'	12' x 92'
12' x 94'	12' x 96'
12' x 98'	12' x 100'

Creativity fueled by technology

- 10" injection molded Top Ledges
- 9" Printed Damask Uprights
- Two piece injection molded resin ledge covers
- Stainless steel hardware
- Aluminum stabilizer and bottom rail

LET THE OCEANIC RTR
GUIDE YOU TO
SUMMER FUN!



The te
pressu
intern
reinfor

In our
possib
cludet
Moldi
match

The G
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mum
the he
twist

Attr



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/18/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Kaplansky Insurance
10 Kearney Road
Suite 200
Needham MA 02494

CONTACT
NAME:
PHONE (A/C No.): 781-453-2552 FAX (A/C No.): 781-453-0422
E-MAIL: certificates@kaplansky.com
ADDRESS:

INSURER(S) AFFORDING COVERAGE NAIC #

INSURER A: Nautilus Insurance Co.

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED
Perfection Pools and Builders
Michael McGrath dba
110 Eastern Avenue
Lynn MA 01902

PERFPOO-01

COVERAGES CERTIFICATE NUMBER: 1539498683

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTA	TYPE OF INSURANCE	ADD/CHG	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ See Below GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:			NN1105389	4/2/2020	4/2/2021	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$ Included COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$ DED RETENTION \$
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ RENTED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						
	☐ UMBRELLA LIAB ☐ EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE ☐ OTHER ☐ EL EACH ACCIDENT \$ EL DISEASE - EA EMPLOYEE \$ EL DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
** \$500 Bodily Injury and Property Damage Deductible Combined per Claim. Contractual Liability per general liability forms CG0001 0413 and L216 0416.

Operations: Swimming Pool Services - Installation, Service, Repair of Above Ground Pools

CERTIFICATE HOLDER

Richard Harkins
23 B Almont Street
Winthrop MA 02152

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Map Scale: 1:666 if printed on A landscape (11" x 8.5") sheet.

0 10 20 40 60 Meters

0 40 80 160 240 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

**FODERA
ENGINEERING**
28 Harbor Street, Suite 204
Danvers, MA 01923
Tel: (617) 877-3293
gfodera@foderaengineering.com

April 3, 2021

To: Town of Winthrop
1 Metcalf Square
Winthrop, MA 02152

**RE: SLOPE STABILITY INSPECTION
PROPOSED ABOVE GROUND POOL
23B ALMONT STREET
WINTHROP, MA 02152**

To whom may concern,

Concerns regarding slope stability from the installation of an above-ground pool in the rear yard of the above referenced site has been brought to my attention and are addressed herein. The site was inspected by myself, on Thursday, April 1, 2021 and the findings are as follows:

- Elevated yard section at location of proposed pool.
- Yard starts downward slope a few feet from the proposed pool location.
- Steepest slope section measured 3.5' vertical and 6.5' horizontal (slope angle = 28.3°)
- Soils appeared to be parent material with minimal brick presence within the mixture.

The online Natural Resources Conservation Service (NRCS) mapping system determined site soils to be Newport-Urban land complex and consistent with the surrounding area. Additionally, the Massachusetts Department of Environmental Protection (MassDEP) has nearby well data within their database and located well identification number 665322 approximately 150 feet west of the site. Results from this well determines that soil is made up of a sand and gravel mixture and can estimate that soils at the subject property is a similar material. Results from the NRCS soils map and well ID #665322 are attached within for reference. Data compiled from these resources can determine that soils are a sandy gravel, comparatively to soil type GW-GP within the Unified Soil Classification System (USCS) with associated internal friction angle between 35° – 50°.

The slope closest to the proposed pool location was slightly lesser and the associated uphill ground section appeared to have a slight dip resulting in a mildly uneven surface for the pool location. The proposed above ground pool has a depth of fifty-four (54) inches (4.5') high and assumes this as the water depth. Water at a depth of 4.5 feet yields a surcharge load of about 280 pounds per square-foot (psf) directly under the pool.

Slope stability calculations for dry cohesionless soil in the existing conditions are below. The factor of safety for slope stability in the existing conditions range between 1.3 – 2.2 and are accepted safety values.

*Slope Stability Inspection
Proposed Above-Ground Pool*

*23B Almont Street
Winthrop, MA 02152*

FODERA ENGINEERING

$$FS = \frac{\tan \phi_r}{\tan \alpha}$$

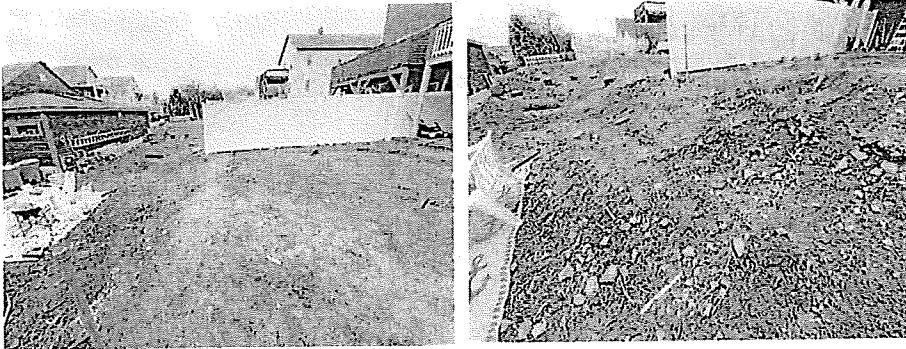
FS = Factor of safety

ϕ_r = Internal friction angle (35° – 50°)

α = Slope angle (28.3°)

Loose ground ($\phi_r = 35^\circ$): FS = 1.3

Dense ground ($\phi_r = 50^\circ$): FS = 2.2

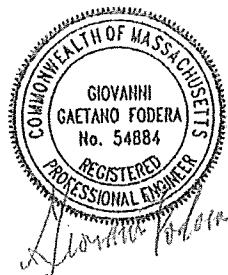


The addition of a pool and associated surcharge loading may not significantly increase the potential for slope failure for this site. A critical slope failure surface from the surcharge load will be beneath the sloped surface. Although the slope is anticipated to be stable, the following construction methods to install the pool shall be implemented on-site. The pool ground surface shall be compacted to a level state and a four (4) inch crushed stone base at a minimum of 95% compaction shall be installed as the pool base. Additionally, the sloped section shall be installed with geosynthetic reinforcement to stabilize the embankment.

In conclusion, it is determined that the proposed above-ground pool shall be safe to install on-site by incorporating construction methods as outlined above, to stabilize the slope embankment. Do not hesitate to call or email me shall you have any questions, comments, or concerns.

Sincerely yours,

Giovanni Fodera, P.E.
Principal Engineer
FODERA Engineering



Slope Stability Inspection
Proposed Above-Ground Pool

23B Almont Street
Winthrop, MA 02152

Date of DENIAL, signed by the Building Inspector: 04-01-2021

I hereby certify that the foregoing information contained in this application is true and complete.

Mike Habs R.H.
Signature of Applicants

5/03/21
Date

Mike Habs R.H.
Signature of Owner

5/03/21
Date

James J. Cipriotti
Signature of Representative

3 MAY 2021
Date

TOWN OF WINTHROP
OFFICE OF THE BOARD OF APPEALS

Town Hall, 1 Metcalf Square, Winthrop, Massachusetts 02152
Telephone (617) 846-1742 Fax: (617) 846-5458

RECEIVED

2008 MAY 30 A 8:04

TOWN CLERK
WINTHROP

NOTICE OF DECISION

**DECISION TO GRANT VARIANCE
WITH CONDITIONS**

SUFFOLK REGISTRY
OF DEEDS

NOV 12 2008

12 H 23 M 2 PM
RECEIVED FOR RECORD
FEE \$13.22

Petitioner/Applicant/Appellant: Winthrop Improvement Historical Association
Property Address: 40 Shirley Street, Winthrop, MA 02152
Case Number: 07-2008

PROCEDURE:

In its application filed with the Town of Winthrop, Applicant seeks relief from the provisions of the Winthrop Zoning Code in the form of a Variance, *to wit*:

Chapter 145-20(A)5 *General Regulations* requiring a barn not to exceed 1,600 square feet.

Chapter 145-23(C) 5 *General Regulations* requiring a 5.0' rear-yard set-back for accessory buildings in Residential A district.

The local Building Inspector denied applicant's request for a building permit. In a written opinion dated March 11, 2008, the Building Inspector wrote that Applicant would like to construct an addition to rear of barn located at 40 Shirley Street, Winthrop, Massachusetts 02152. Permit was denied on March 11, 2008 in accordance with the Town of Winthrop Zoning By-Laws, Section 145-23(C) 5 *General Regulations* requiring a 5.0' rear-yard set-back for accessory buildings in Residential A district and Winthrop By-Laws Chapter 145-20(A)5 requiring a barn not to exceed 1,600 square feet.

On April 24, 2008, in accordance with the provisions of Massachusetts General Laws, Chapter 40A, Section 11 and Chapter 13 of the Code of the Town of Winthrop, the Board of Appeals (hereafter referred to as "the Board") held a public hearing upon the

#07-2008

-1-

MARGINAL REFERENCE
BOOK 5240 PAGE 639

petition of Applicant, Winthrop Improvement Historical Association, for the variance relief cited above. Notice of said hearing was mailed to all parties-in-interest as defined by G.L. c. 40A, Section 11 and was advertised in a paper of general circulation, namely, the *Winthrop Sun Transcript*, on April 10, 2008 and, once again, on April 17, 2008.

Richard Dimes, Chairman of House and Grounds of Winthrop Improvement Historical Association, and Dave Hubbard, Treasurer, appeared on behalf of applicant. The Board was apprised that the Winthrop Historical Association wishes to construct a 40' x 12' addition to the rear of an existing barn as part of Lots 78 and 79 at 40 Shirley Street. Height of the new addition will be 14'-6½'. The purpose of the addition is to store and maintain historical documents, publications, photographs, manuscripts and artifacts related to the history of the Town of Winthrop and *Deane Winthrop House*. Currently, there is not enough room in the main building for storage.

Construction will not follow contour of roof itself. The sides of the addition will be the same height as existing building with no openings at the rear of building. There will be an open platform on one side, no opening in back, no doors on either side, no foundation, two windows on each side and the same finish materials that are presently on existing barn. Set-back from rear of building to property line is 14'. Construction will extend 12'. Addition requires a 5' set-back. Variance needed of 3'.

The Board noted that abutters on Almont Street built up their land by raising the grade up to make the land level. Corner is a lot lower than the grade level of abutting property and, as such, may have created a drainage problem. Addition will be 2' from property line. The Board was apprised that the original builder installed a 10' dry well that goes all the way down to protect against water. Board noted that abutting property has filled in that area which could create a water problem. Abutter is the only homeowner that has filled in that area. There may be a problem with corner; may have to construct a retaining wall to prevent a water problem.

Marie T. Healy, 50 Bates Avenue, spoke in-favor while no persons were recorded in-opposition to the application.

FINDINGS:

After considering all of the testimony, evidence and submissions, the Board finds as follows:

1. owing to conditions, especially affecting the land of the applicant, but not affecting generally the Zoning District in which it is

located, a literal enforcement of the provisions of the by-laws would involve substantial hardship, financial or otherwise, to the applicants.

2. desirable relief may be granted without substantial detriment to the public good;

3. the requested relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning By-Laws;

4. a grant of the variance would be in harmony with the neighborhood;

5. given the shape and topography of the lot, the granting of a variance is appropriate; and

6. to grant the requested relief would not increase vehicular or pedestrian traffic in the area.

CONCLUSION

Based upon all of the foregoing, including, but not limited to, the evidence and testimony presented to the Board at public hearing, the Board by a unanimous vote of 3-0 **GRANTS** the variance, as discussed above, with the following conditions:

CONDITIONS

1. Relief is granted based on documentation, exhibits on file and testimony provided by Applicant's representatives at public hearing;

2. Plans closer to construction shall be provided to the Board of Appeals for its review, approval and stamping by the Board before submission to the Building Inspector for issuance of building permits.

3. Finish materials shall be consistent with materials utilized on the main structure.

4. The drainage issue at the NE corner of the lot raised by the Board of Appeals shall be further studied. Applicant's findings shall show a design on how the condition will be solved and forwarded to the Board.

prior to issuance of a building permit.

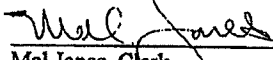
5. The relief granted herein shall lapse and terminate upon the failure to build, construct, erect and otherwise maintain the property as set forth in the final plans approved by the Zoning Board of Appeals.

6. A copy of this decision shall be recorded with the appropriate section or division of the Suffolk County Registry of Deeds and evidence of such recording shall be presented to the Building Inspector of the Town of Winthrop prior to the issuance of a permit to build.

BY: Winthrop Board of Appeals:

Sitting Members: Paul W. Marks, Jr., Brian J. Beattie and Darren M. Baird

A TRUE COPY, ATTEST


Mal Jones, Clerk

Dated: May 30, 2008



TOWN OF WINTHROP

**BUILDING DEPARTMENT
TOWN HALL**

**OFFICE OF THE BUILDING COMMISSIONER/ INSPECTOR
JAMES SOPER/COMMISSIONER**

BUILDING DEPARTMENT- TOWN HALL, 1 METCALF SQUARE, WINTHROP, MA 02152
TEL. (617-846-4344) - FAX (617-539-5826)

Dear Property Owner/Authorized Agent

You have requested that a Building Permit, Enforcement Action be issued / taken in accordance with the appropriate provisions of the Town of Winthrop Zoning By-Laws, Chapter 145.

For the reason(s) outlined below your request for such permit / enforcement action is respectfully **DENIED.**

You have the right to request the issuance of a Variance - Special Permit from the Zoning Board of Appeals in compliance with Massachusetts General Laws, Chapter 40A.

Property Address: 40 Shirley Street

Person Requesting: Winthrop Improvement Historical Assoc.
40 Shirley Street
Winthrop, MA 02152

REASON FOR DENIAL:

Permit was denied in accordance to the Town of Winthrop Zoning Bylaws:

Owners would like to build an addition to the rear of the barn. Permit was denied in accordance to the Town of Winthrop By-laws Chapter 145-23 (C) 5 General Regulations requiring a 5' rear yard setback for accessory buildings in Residential A district and Winthrop By-laws Chapter 145-20 (A) 5. requiring a barn not to exceed 1600 sf.

Building Inspector Signature


James Soper

Date: March 11, 2008

BOA case # 016-2021

Received from the Applicant the sum of \$375.00 to apply against administrative and mailing costs.

Received from the Applicant the sum of \$100 to apply against the legal publication fees.

By: _____ Date: _____

Notice of Application to the Board of Appeals made herewith.

Carla Vitale

Town Clerk

Application No. #017-2021

Date: May 6, 2021

RECEIVED

2021 MAY -6 A 10: 52

TOWN CLERK
WINTHROP, MASS.

Town of Winthrop, Massachusetts
Zoning Board of Appeals
Application For Special Permit and Variances

All parts of this application shall be completed. Plans and plot plans must accompany this application. The applicant must present evidence that tends to indicate that the circumstances relating to soil conditions, the shape of topography specifically affecting the land of structures but not the zoning district in general, and the literal enforcement of the provisions of this title would involve substantial hardship, financial or otherwise, to the petitioner or appellant; that desired relief may be granted without nullifying or substantially derogating from the intent or purpose of this ordinance; and that the relief requested would not create substantial detriment to the public good.

ADDRESS OF PROPERTY: 207 PLEASANT STREET, WINTHROP

I hereby request a hearing before the Winthrop Board of Appeals:

1. Applicant Submitting this application is:

Name: KELLI O'HARA & JASON FISCHER

Address: 207 PLEASANT STREET, WINTHROP

City/Town: WINTHROP, MASSACHUSETTS 02151

2. Applicant is:

Owner: X Lessee Prospective Purchaser

3. The following person is hereby designated to represent the applicant in matters arising hereunder:

Name: James J. Cipoletta, Esq.

Address: 385 Broadway, Revere, MA 02151

Telephone: 781.289.7777

4. The land for which this application is submitted is owned by:

KELLI O'HARA & JASON FISCHER

5. The land described in this application is recorded in Suffolk County Registry of Deeds or Land Court Section at:

Book: 63782 Page: 235

6. Plans describing and defining the Variance or Appeal are included herewith and made a part hereof.

See Plans Attached

7. A map describing the land uses of adjacent and nearby properties shall be included and made a part hereof.

Check here to indicate inclusion (x).

8. A locus map (8 1/2" x 11") copy of the Town of Winthrop or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.

Check here to indicate inclusion (x).

9. Is the site of this application subject to the Wetlands Protection Act. (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

Yes

- 9b. Is the location of the site of this application within 100 feet of: a coastal beach; salt marsh; land under the ocean ?

No

10. Describe the property for which this application is being submitted, including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.

The land is located on the east side of Court Road. All utilities, sewer, water, etc are at the site and operational.

11. What is the EXACT nature of the appeal or relief requested in this application?

The Applicant requests a variance from the provisions of Section 17.52.030 to construct a third apartment in a two unit dwelling. Applicant further requests relief from the provisions of Section 17.20.060, minimum off-street parking spaces. Four spaces are shown on the plan. Six spaces are required. Further, the Applicant seeks relief from the maximum story provision of the Code (17.16.020) to enable the build out for a third floor studio apartment, thereby creating a full third story in accordance with the project plans.

12. Describe the soil conditions, shape or topography affecting the land or structure(s) in question, but not affecting generally the zoning district in which the land or structures are located.

The building lot is irregular, topography is uneven and is located on a corner lot at the intersection of Pleasant Street and Cottage Park Road.

13. Describe how the enforcement of the provisions of the Zoning Ordinances would involve substantial hardship, financial or otherwise, to the undersigned.

The home is located in an area of mixed residences. It is anticipated that the addition of the unit will not cause overpopulation or on-street parking congestion. Four off-street parking spaces should be sufficient to accommodate vehicles owned by residents. The current building is large enough to accommodate a third unit.

14. Describe how the desired relief may be granted without substantial detriment to the public good.

The footprint of the home is not being enlarged or modified in any way and will not interfere with neighboring homes. There are two off-street parking spaces in the existing garage and two spaces in the driveway of the home.

15. Describe how the variance desired may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning By-Law.

The addition of the unit can provide living space for those who do not require large or multi-level living quarters. The

unit is small enough as to not attract a large number of occupants due to the limited size and space of the unit and is consistent with the purpose and intent of the zoning ordinance as set out in Section 17.

Granting the relief will not create undue stress on municipal services, or parking, and will not unduly or substantially increase density in the Zoning District.

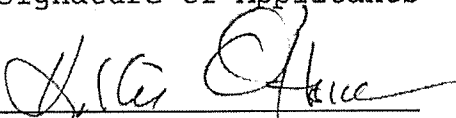
The town of Winthrop is in need of housing units to provide living space for residents who do not require full or large size home and/or who may be working toward purchasing a family home in the future or whose lifestyle requires downsizing.

Date of DENIAL, signed by the Building Inspector: 05-05-2021

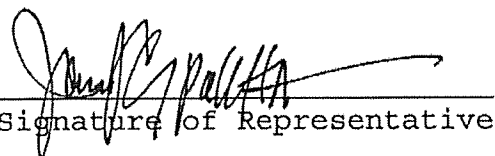
I hereby certify that the foregoing information contained in this application is true and complete.


Signature of Applicants

5-5-2021
Date


Signature of Owner

5-5-2021
Date


Signature of Representative

05/05/21
Date



TOWN OF WINTHROP

OFFICE OF THE BUILDING COMMISSIONER

100 Kennedy Drive, Winthrop, MA 02152 Telephone: 617-846-4344 Fax: 617-539-5826
Email address: buildingdept@town.winthrop.ma.us

Dear Property Owner/Authorized Agent

You have requested that a Building Permit, Enforcement Action be issued / taken in accordance with the appropriate provisions of the Town of Winthrop Zoning Ordinance, Chapter 17.

For the reason(s) outlined below your request for such permit / enforcement action is respectfully **DENIED**.

You have the right to request the issuance of a Variance – Special Permit from the Zoning Board of Appeals in compliance with Massachusetts General Laws, Chapter 40A

Property Address: 207 Pleasant Street

Person Requesting: Kelli O'Hara

REASON FOR DENIAL:

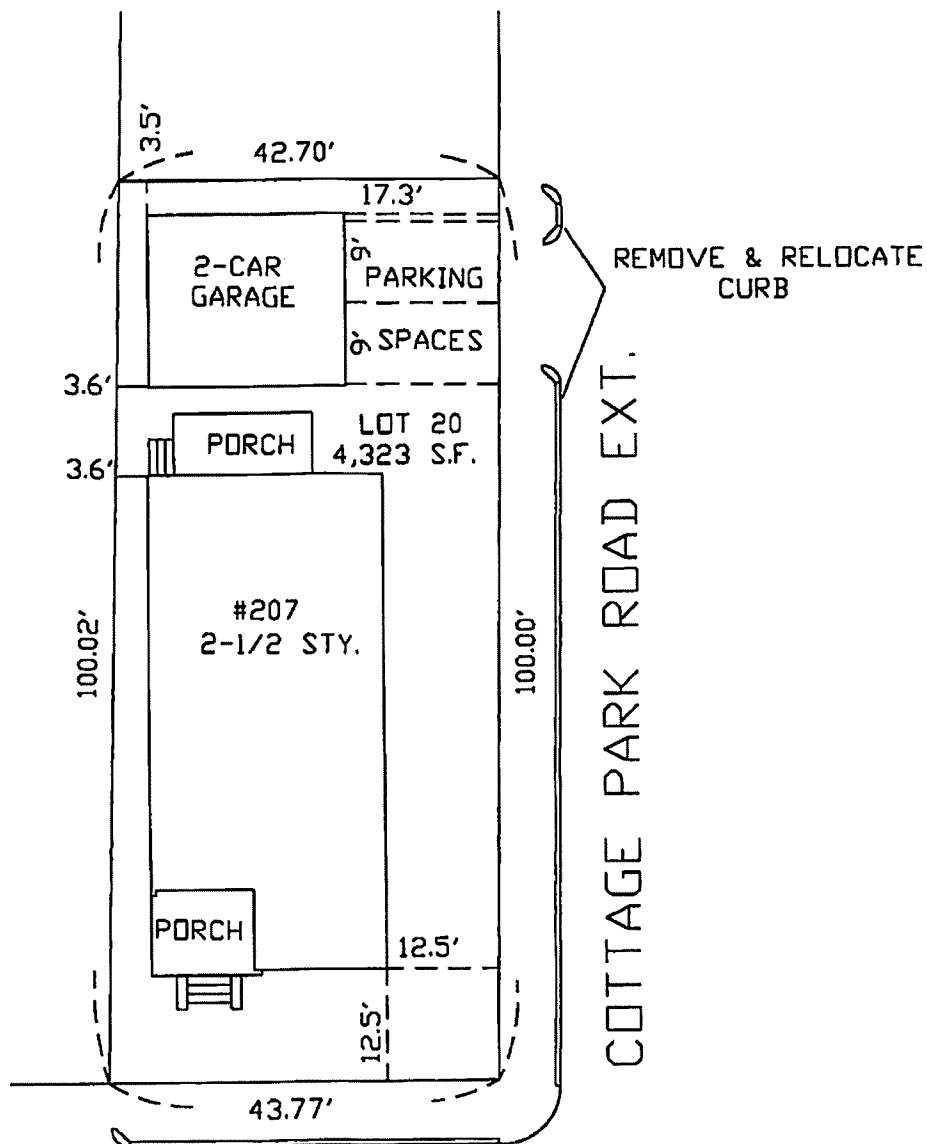
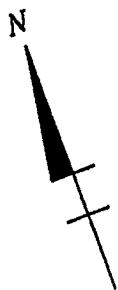
The applicant seeks a permit to convert the current preexisting non-conforming 2 family structure to a 3 unit residential building. The permit was denied in accordance to the Town of Winthrop Zoning By-Laws Chapter 17.12.130 three family dwellings are not permitted in the RA district.

The applicant has submitted a registered plot plan showing the structures proposed dimensions and a parking plan showing off street parking for four vehicles. Therefore, I must assume that the proposed project will not meet the required parking provisions and will require a parking variance.

Relief of the following will be required.

1. A variance pursuant to Section 17.52.030 (use variance) for relief from the provisions of 17.12.130, Table of uses to establish a three-family use in the RA zone which does not allow for dwelling units exceeding two units.
2. A variance pursuant to Section 17.20.060 Table of Required Off-Street Parking, determining two parking spaces per dwelling unit.

Al Legee
Commissioner of Inspectional Services
May 5, 2021



PLEASANT STREET

NOTE:

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT SURVEY.



Paul J. Finocchio

4/22/21

PAUL J. FINOCCHIO P.L.S. No.36115

DATE

**PLOT PLAN OF LAND
IN
WINTHROP, MA**

PREPARED BY:
PJF & ASSOCIATES
4 HIGHLAND AVE WAKEFIELD, MA
PAUL J. FINOCCHIO-P.L.S.
(781)883-5473

SCALE: 1" = 20'

DEED REF.:

DATE: APRIL 22, 2021

FILE No.: 7521B

Suffolk County Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 79481
Document Type	: DED
Recorded Date	: September 17, 2020
Recorded Time	: 11:59:39 AM

Recorded Book and Page	: 63782 / 235
Number of Pages(including cover sheet)	: 3
Receipt Number	: 845712
Recording Fee (including excise)	: \$2,982.20

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 09/17/2020 11:59 AM
Ctrl# 203239 30536 Doc# 00079481
Fee: \$2,827.20 Cons: \$619,900.00

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

QUITCLAIM DEED

I, Timothy M. Ross, grantor, a married man, of 207 Pleasant Street, Winthrop, Suffolk County, Massachusetts, for consideration of Six-Hundred and Nineteen Thousand dollars and 00/100 *husband (\$619,900.00) paid, grant to Kelli O'Hara and Jason Fischer, as Tenants by the Entirety and wife, of 226 Winthrop Shore Drive, Winthrop, Massachusetts, with Quitclaim covenants a certain parcel of land with the buildings and any improvements thereon in Winthrop, Suffolk County, Massachusetts, thereon, being lot 20 on a plan by Whitman and Howard, C.E. dated June 18, 1920 recorded with Suffolk Deeds Book 4373, Page 329. Said lot 20 further bounded and described as follows:

SOUTHWESTERLY By Pleasant Street, as shown on said plan 43.77 feet;

NORTHWESTERLY By Lot 21, as shown on said plan 100.02 feet;

NORTHEASTERLY By Lot 19, as shown on said plan, 42.70 feet; and

SOUTHEASTERLY By Cottage Park Road Extension, as shown on said plan, 100.00 feet.

Said Lot 20 contains four thousand three hundred twenty-three (4,323) square feet according to plan.

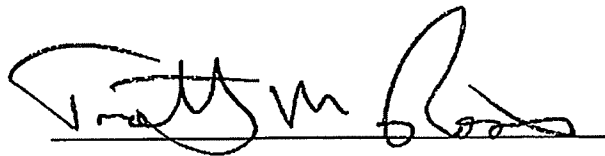
As per M.G.L. Chapter 188, sect. 13, the Grantor, under oath and subject to the pains and penalties of perjury, does hereby depose, state and certify that: (i) I/We release all rights of Homestead in the subject realty, (ii) that no spouse, nonowner spouse, former spouse, or any other person resides in the home, and (iii) at the time of the delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of homestead.

For my title and deed recoded in Suffolk County Registry of Deeds at Book 41860, Page 133.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 17th day of September, 2020.

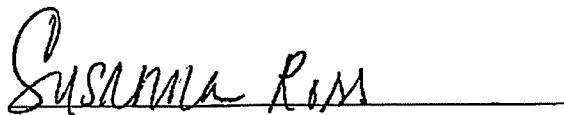
By:

Timothy M. Ross:



By:

Susanna Ross:



207 Pleasant Street, Winthrop, Massachusetts 02152

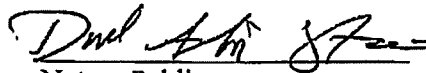
Susanna Ross, Spouse of Timothy M. Ross, joins in the execution of this Deed for the sole purpose of releasing her homestead rights, if any, in the subject property.

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

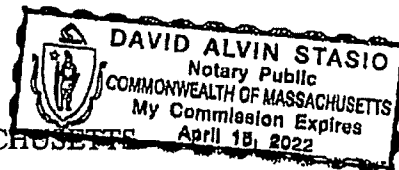
Sept. 17, 2020

On this 17th day of September, 2020, before me, the undersigned notary public, personally appeared Timothy M. Ross, who proved to me through satisfactory evidence of identification, which was their license, and acknowledged the foregoing instrument to be their free act and deed before me, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public:

My commission expires:



COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

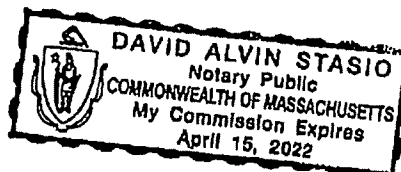
Sept. 17, 2020

On this 17th day of September, 2020, before me, the undersigned notary public, personally appeared Susanna Ross, who proved to me through satisfactory evidence of identification, which was their license, and acknowledged the foregoing instrument to be their free act and deed before me, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public:

My commission expires:



207 PLEASANT ST

Location 207 PLEASANT ST

Mblu 29/ 8/ / /

Acct#

Owner OHARA KELLI, FISCHER JASON

PBN

Assessment \$495,400

Appraisal \$495,400

PID 2166

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$277,200	\$218,200	\$495,400
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$277,200	\$218,200	\$495,400

Owner of Record

Owner OHARA KELLI, FISCHER JASON
 Co-Owner
 Address 226 WINTHROP SHORE DR
 WINTHROP, MA 02152

Sale Price \$619,900
 Certificate
 Book & Page 63782/235
 Sale Date 09/17/2020
 Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
OHARA KELLI, FISCHER JASON	\$619,900		63782/235	00	09/17/2020
ROSS TIMOTHY M	\$419,900		41860/0133	00	05/25/2007
DONCASTER PAUL W	\$311,000		26327/0137	00	05/15/2001
THOMAS BEATRICE V	\$1		10578- 194/0		10/11/1983

Building Information

Building 1 : Section 1

Vision Government Solutions
 Living Area: 2,670
 Replacement Cost: \$474,673
 Building Percent Good: 57
 Replacement Cost
 Less Depreciation: \$270,600

Building Attributes

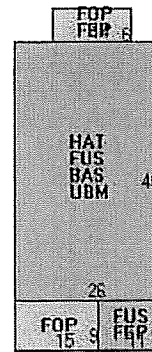
Field	Description
Style:	2 Unit
Model	Multi-Family
Grade:	Average +10
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrs:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	3 Rooms
Bath Style:	Old Style
Kitchen Style:	Old Style
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

<http://gis.vgsi.com/winthropma/Parcel.aspx?Pid=2166>
 Building Photo



(<http://images.vgsi.com/photos/WinthropMAPPhotos/A0010102159.jpg>)

Building Layout



(http://images.vgsi.com/photos/WinthropMAPPhotos/Sketches/2166_2166.jpg)

Building Sub-Areas (sq ft)

Legend

Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	1,295	1,295
BAS	First Floor	1,196	1,196
HAT	Attic, 1/2 Finished	1,196	179
FEP	Porch, Enclosed	183	0
FOP	Porch, Open	219	0
UBM	Basement, Unfinished	1,196	0
		5,285	2,670

Extra Features

Extra Features

Legend

Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE-BRICK	1.00 UNITS	\$1,400	1

Land Use

Use Code 1040
Description APT 2 UNIT
Zone
Neighborhood R4
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.10
Frontage 0
Depth 0
Assessed Value \$218,200
Appraised Value \$218,200

Outbuildings

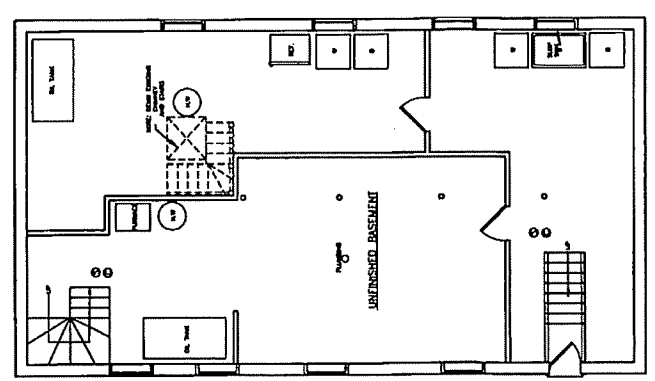
Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			400.00 S.F.	\$5,200	1

Valuation History

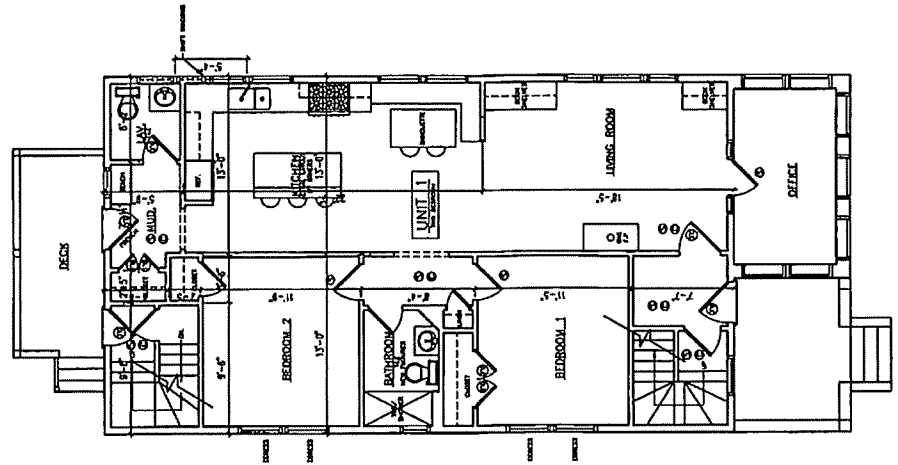
Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$277,200	\$218,200	\$495,400
2020	\$267,700	\$218,200	\$485,900
2019	\$256,400	\$201,100	\$457,500

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$277,200	\$218,200	\$495,400
2020	\$267,700	\$218,200	\$485,900
2019	\$256,400	\$201,100	\$457,500

- ⑤ SMOKE DETECTORS HARD WIRED
- ⑥ CO DETECTORS
- ⑦ HEAT DETECTORS



PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

phoenix

PETER L. SANDORSE, AIA
ARCHITECT
207 PLEASANT ST
WINTHROP, MA 01890

O'HARA-FISCHER
RESIDENCE

207 PLEASANT ST
WINTHROP, MA

PROPOSED PLANS

1	12.3.20	1/4" = 1'-0"
---	---------	--------------

NOTE:
ALL DIMENSIONS TO BE FIELD
VERIFIED & CHECKED.
CONTRACTOR TO VERIFY ALL
CHANGES AND OMISSIONS TO
ARCHITECT.



phoenix

PETER L. SANDORSE, AIA
WAKEFIELD, MA
781.246.0388

NOTE:
ALL DIMENSIONS TO BE FIELD
VERIFIED & CHECKED.
CONTRACTOR TO REPORT
CHANGES AND OMISSIONS TO
ARCHITECT.

O'HARA - FISCHER
RESIDENCE
207 PLEASANT ST
WINTHROP, MA

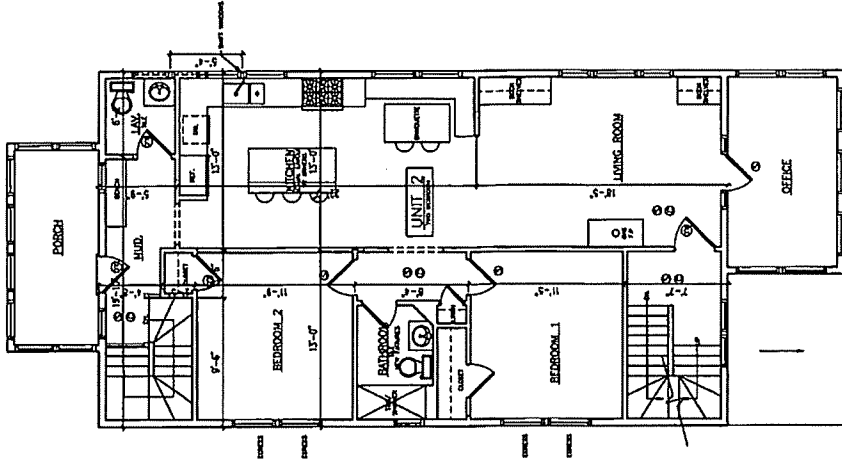


PROPOSED
PLANS

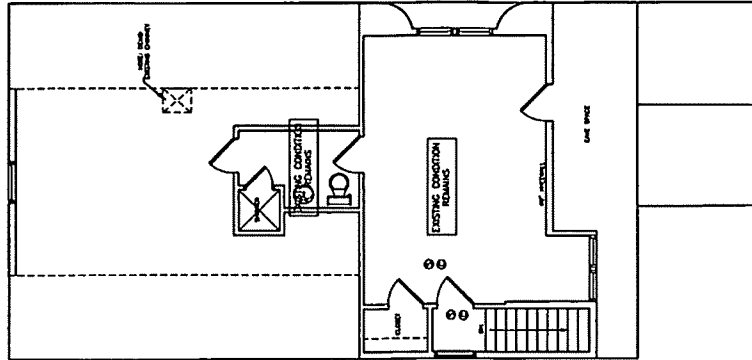
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1/4"=1'-0"
11.17.20

2



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ATTIC PLAN
SCALE: 1/4" = 1'-0"

- ⑤ SMOKE DETECTORS HARD WIRED
- ⑥ CO DETECTORS
- ⑦ HEAT DETECTORS



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PETER L. SANDORSE, AIA
WAKEFIELD, MA
781.243.0868

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ARCHITECT.

O'HARA - FISCHER RESIDENCE

207 PLEASANT ST
WINTHROP, MA



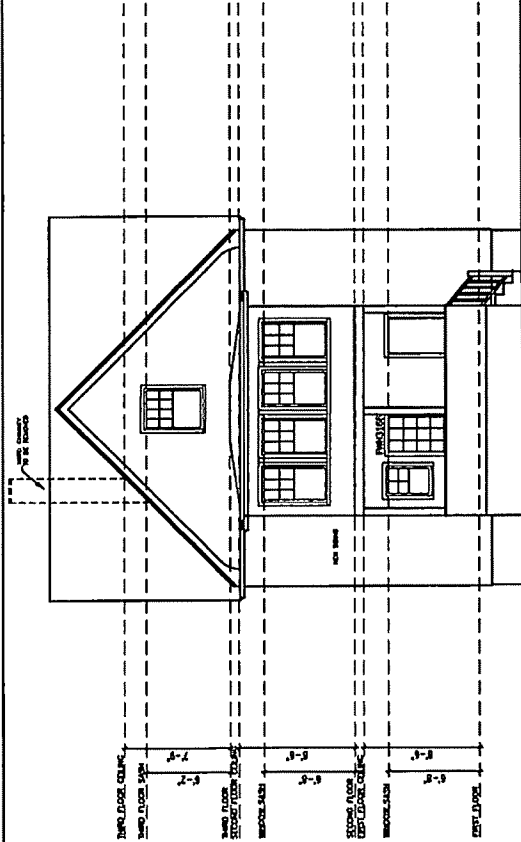
PROPOSED
ELEVATIONS

1	2	3	4
1	1	1	1
1	1	1	1
1	1	1	1

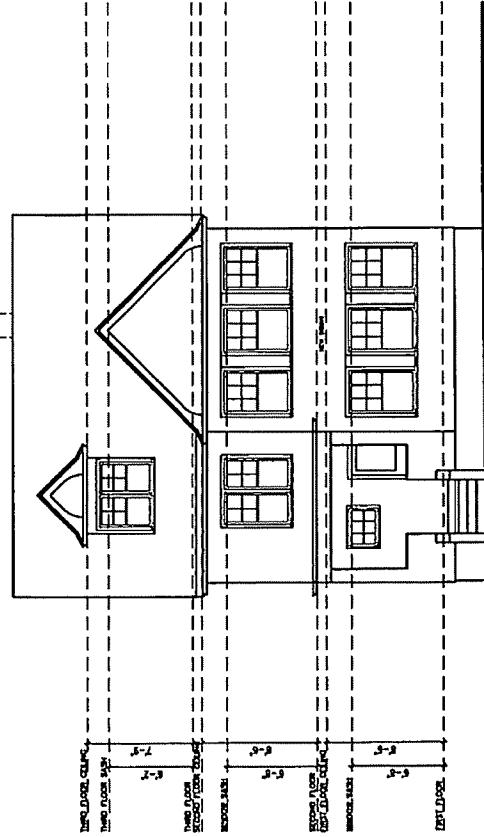
1/4"=1'-0"

12.3.20

3



PROPOSED REAR ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE 1/4" = 1'-0"



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PETER L SANDORSE, AIA
WINTHROP, MA
781.946.0888

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CHANGES OR RESORT
CHANGES AND OMISSIONS TO
ARCHITECT.

O'HARA - FISCHER RESIDENCE

207 PLEASANT ST
WINTHROP, MA



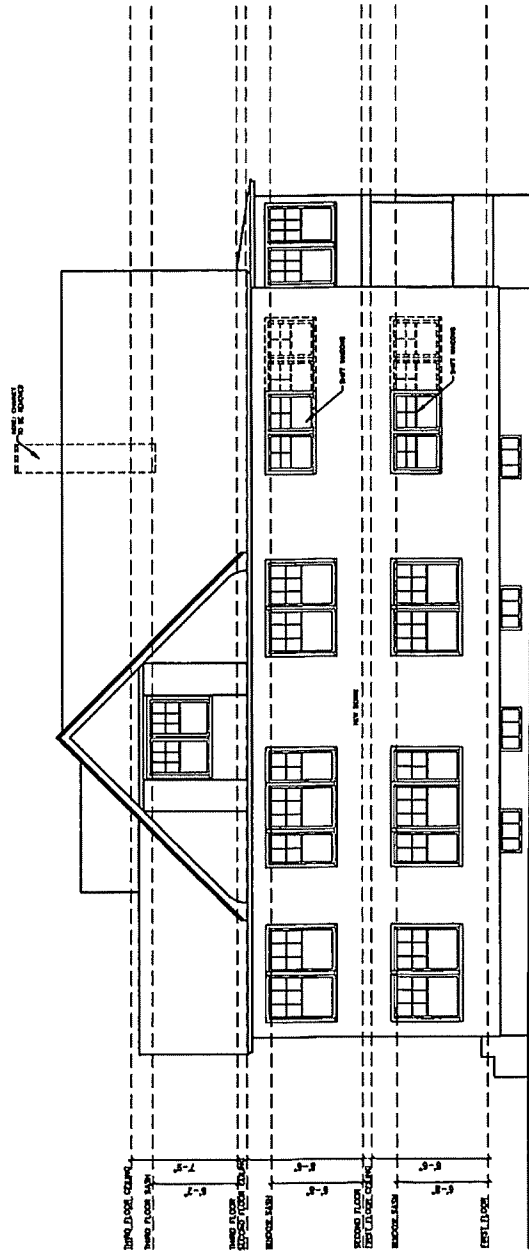
PROPOSED
ELEVATIONS

1	2	3	4
1	1	1	1
1	1	1	1
1	1	1	1
1	1	1	1

1/4"=1'-0"

12.3.20

4



PROPOSED RIGHT ELEVATION
SCALE 1/4" = 1'-0"



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PETER L. SANDORSE, AIA
WINTHROP, MA
781.246.0360

NOTE:
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O'HARA - FISCHER
RESIDENCE
207 PLEASANT ST
WINTHROP, MA



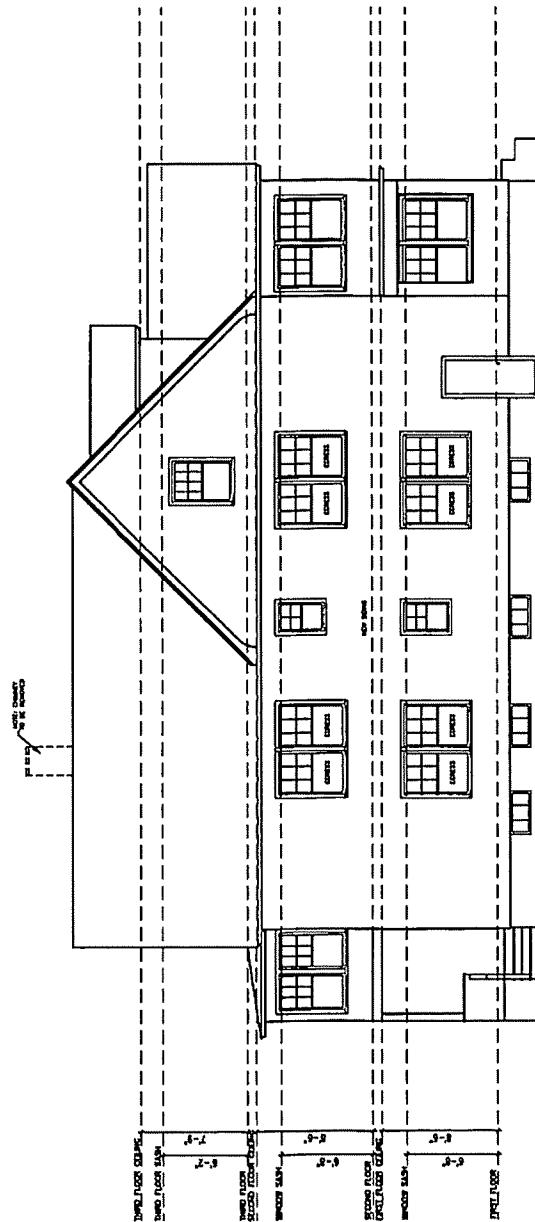
PROPOSED
ELEVATIONS

1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25

1/4"=1'-0"

12.3.20

5



PROPOSED LEFT ELEVATION
SCALE 1/4" = 1'-0"



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PETER L. SANDOZSE, AIA
WANTHOPE, MA
781.241.0883

NOTE:
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ARCHITECT.

O'HARA - FISCHER
RESIDENCE
207 PLEASANT ST
WINTHROP, MA



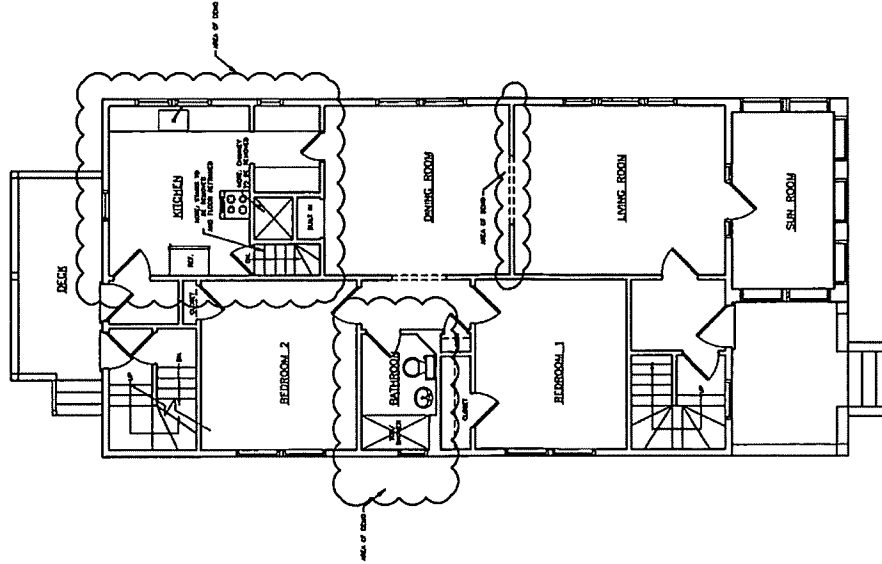
PROPOSED
DEMO PLANS

1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6

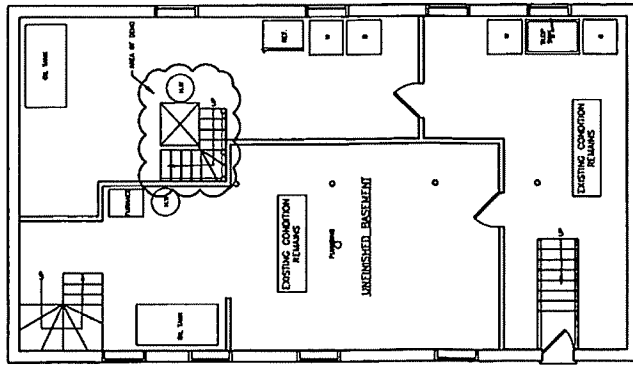
1/4"=1'-0"

12.3.20

6



PROPOSED FIRST FLOOR DEMO PLAN
SCALE 1/4" = 1'-0"



PROPOSED BASEMENT DEMO PLAN
SCALE 1/4" = 1'-0"



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PETER L. SANDORSE, AIA
WANTHOPE, MA
781.240.0880

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VARIANCES AND OMISSIONS TO
ARCHITECT.

O'HARA - FISCHER RESIDENCE

207 PLEASANT ST
WINTHROP, MA



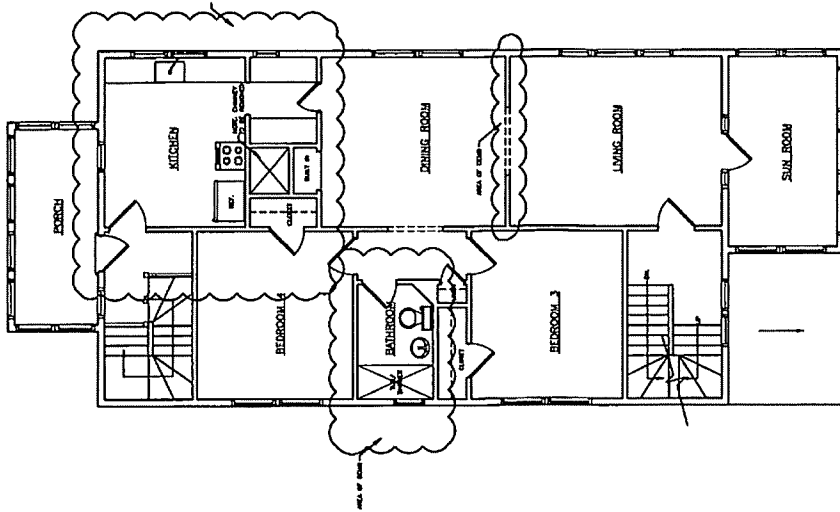
PROPOSED
DEMO PLANS

1	
2	
3	
4	
5	
6	
7	

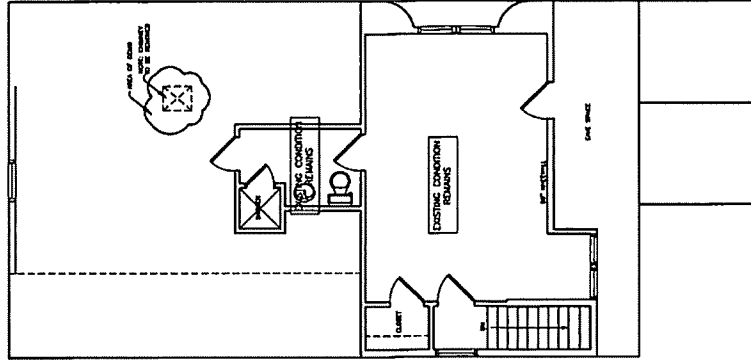
1/4"=1'-0"

12.3.20

7



PROPOSED SECOND FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ATTIC DEMO PLAN
SCALE: 1/4" = 1'-0"



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PETER L. SANDORSE, AIA
WINGFIELD, MA
781.240.0580

NOTE:
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ARCHITECT.

O'HARA - FISCHER
RESIDENCE
207 PLEASANT ST
WINTHROP, MA



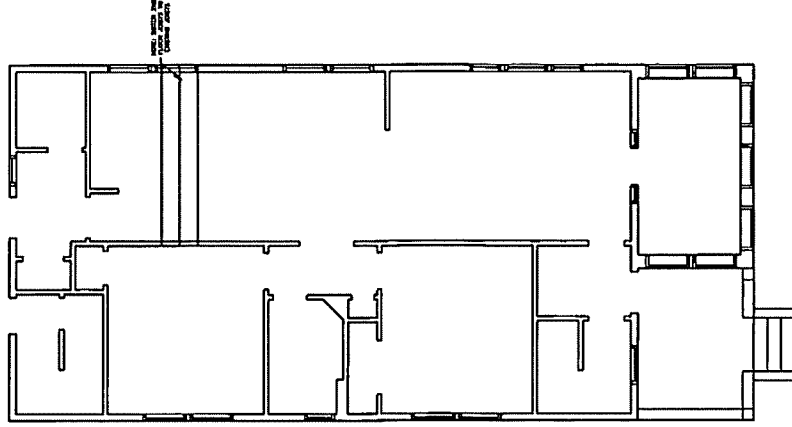
PROPOSED
FRAMING

1	2	3	4	5	6	7	8

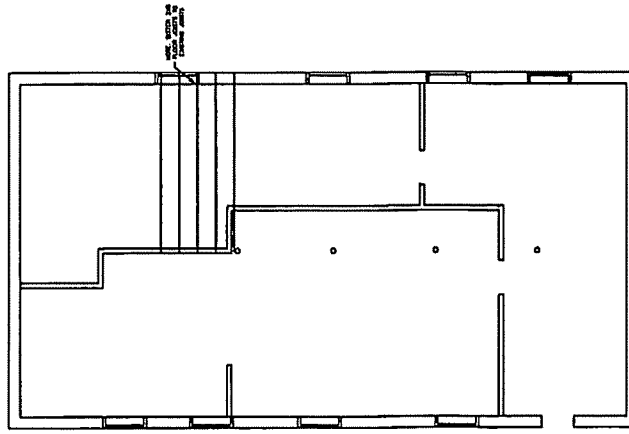
1/4"=1'-0"

12.3.20

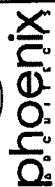
8



PROPOSED SECOND FLOOR FRAMING
SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR FRAMING
SCALE: 1/4" = 1'-0"



PETER L. SANDORSE, AIA
WAKEFIELD, MA

NOTE:
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ARCHITECT.

O'HARA - FISCHER
RESIDENCE
207 PLEASANT ST
WINTHROP, MA



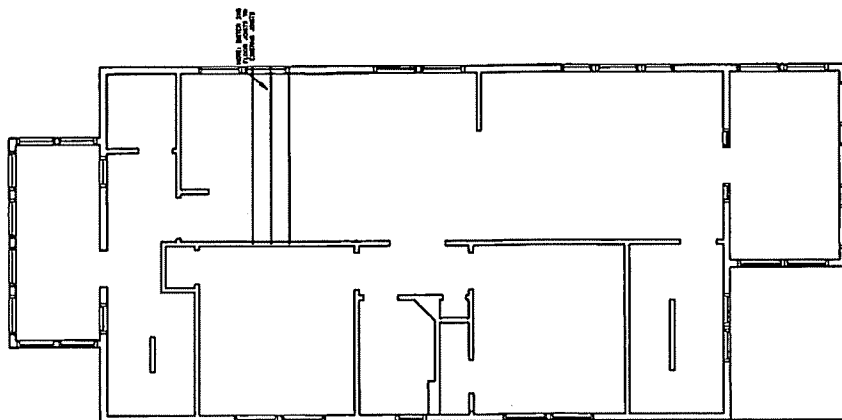
PROPOSED FRAMING

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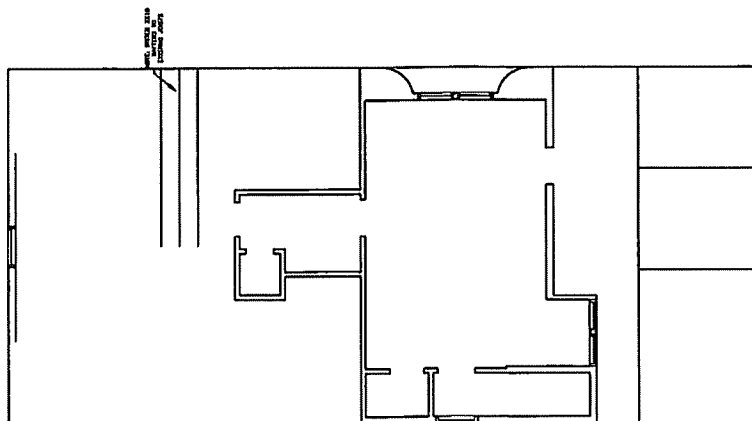
$$1/4^n = 1 \cdot 0^n$$

12.3.20

9



PROPOSED ATTIC FLOOR FRAMING
SCALE: 1/4" = 1'-0"



PROPOSED ROOF FRAMING
SCALE: 1/8" = 1'-0"



phoenix
ARCHITECTS

PETER L. SANDORSE, AIA
100 WINTHROP ST.
WINTHROP, MA 01890
781.248.0554

NOTE:
ALL DIMENSIONS TO BE FIELD
DIMENSIONS UNLESS NOTED
CONTRACTOR TO REPORT
CHANGES AND OMISSIONS TO
ARCHITECT.

**O'HARA - FISCHER
RESIDENCE**
207 PLEASANT ST
WINTHROP, MA

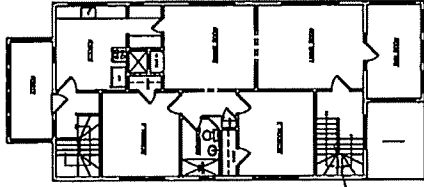


EXISTING
PLANS

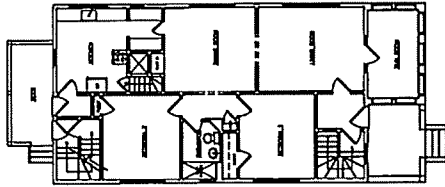
1/8"=1'-0"

12.3.20

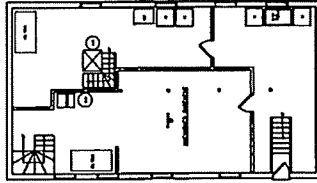
10



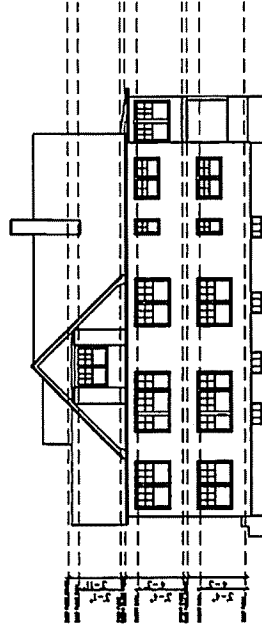
EXISTING SECOND FLOOR PLAN



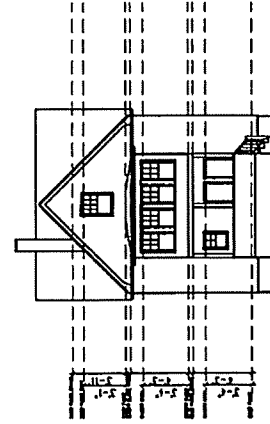
EXISTING FIRST FLOOR PLAN



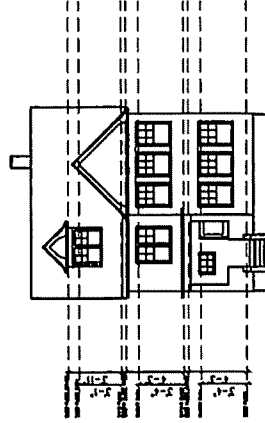
EXISTING BASEMENT FLOOR PLAN



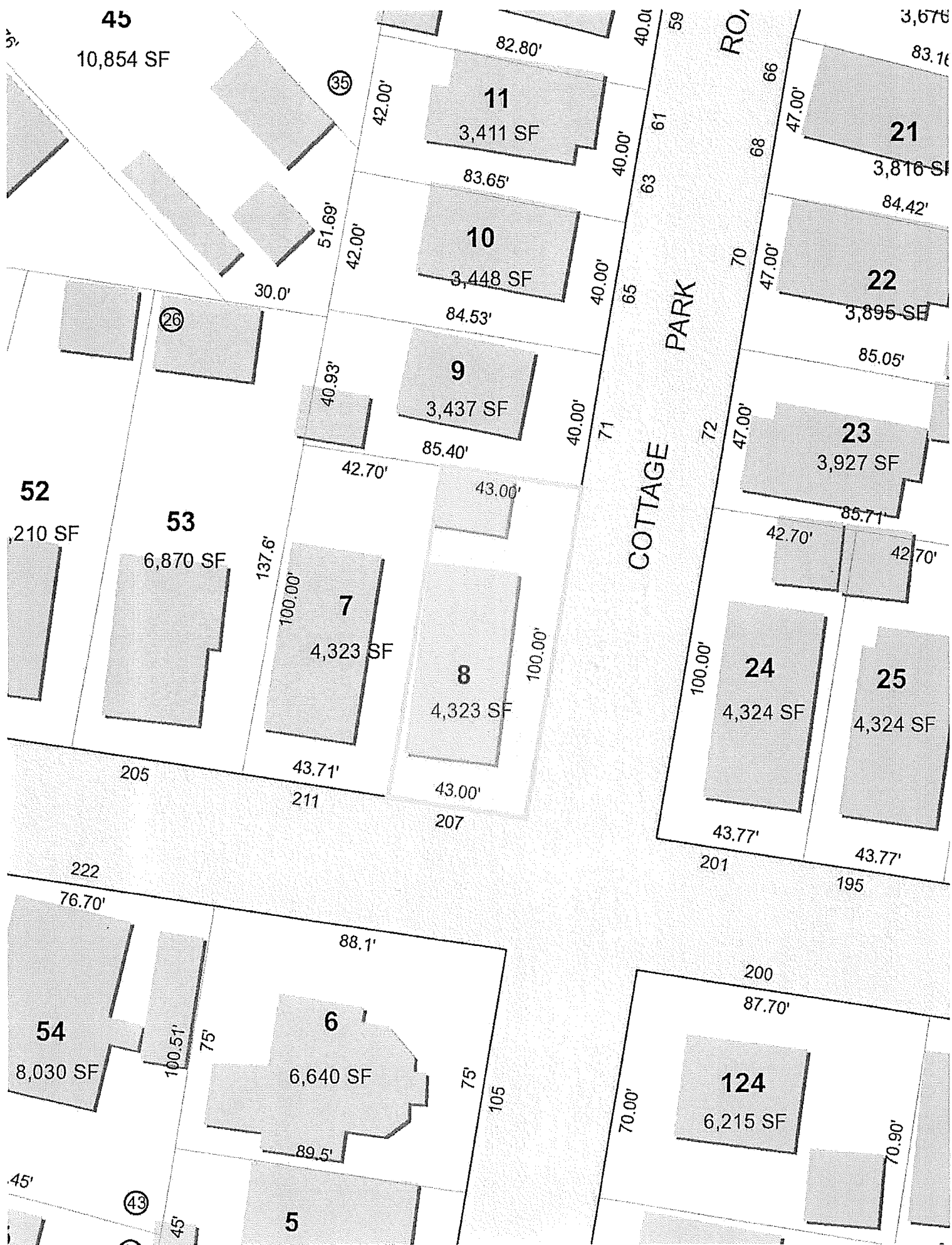
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

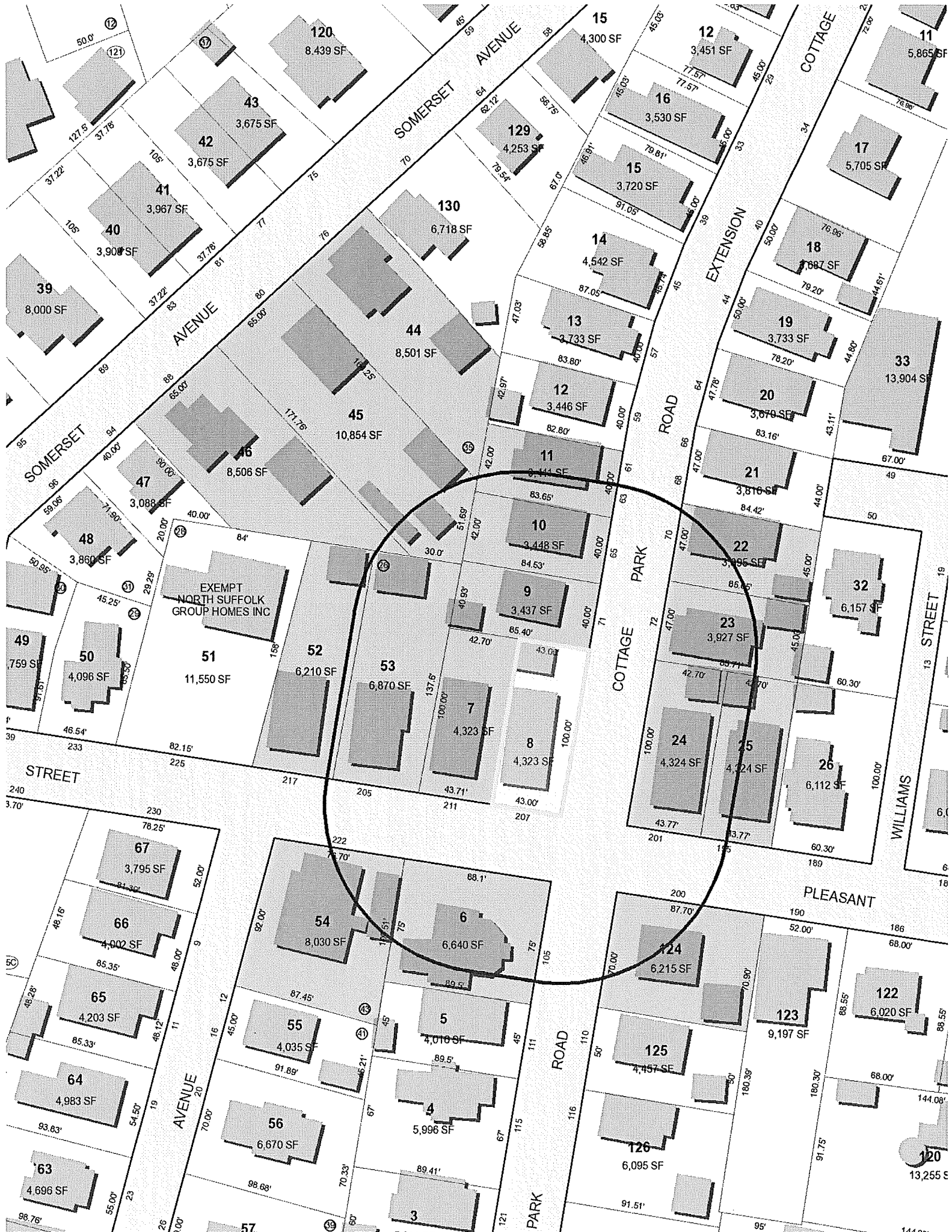


EXISTING LEFT ELEVATION



207 Pleasant St







TOWN OF WINTHROP

OFFICE OF THE BUILDING COMMISSIONER

100 Kennedy Drive, Winthrop, MA 02152 Telephone: 617-846-4344 Fax: 617-539-5826
Email address: buildingdept@town.winthrop.ma.us

Dear Property Owner/Authorized Agent

You have requested that a Building Permit, Enforcement Action be issued / taken in accordance with the appropriate provisions of the Town of Winthrop Zoning Ordinance, Chapter 17.

For the reason(s) outlined below your request for such permit / enforcement action is respectfully **DENIED**.

You have the right to request the issuance of a Variance – Special Permit from the Zoning Board of Appeals in compliance with Massachusetts General Laws, Chapter 40A

Property Address: 207 Pleasant Street
Person Requesting: Kelli O'Hara

REASON FOR DENIAL:

The applicant seeks a permit to convert the current preexisting non-conforming 2 family structure to a 3 unit residential building. The permit was denied in accordance to the Town of Winthrop Zoning By-Laws Chapter 17.12.130 three family dwellings are not permitted in the RA district.

The applicant has submitted a registered plot plan showing the structures proposed dimensions and a parking plan showing off street parking for four vehicles. Therefore, I must assume that the proposed project will not meet the required parking provisions and will require a parking variance.

Relief of the following will be required.

1. A variance pursuant to Section 17.52.030 (use variance) for relief from the provisions of 17.12.130, Table of uses to establish a three family use in the RA zone which does not allow for dwelling units exceeding two units.
2. A variance pursuant to Section 17.20.060 Table of Required Off-Street Parking, determining two parking spaces per dwelling unit.

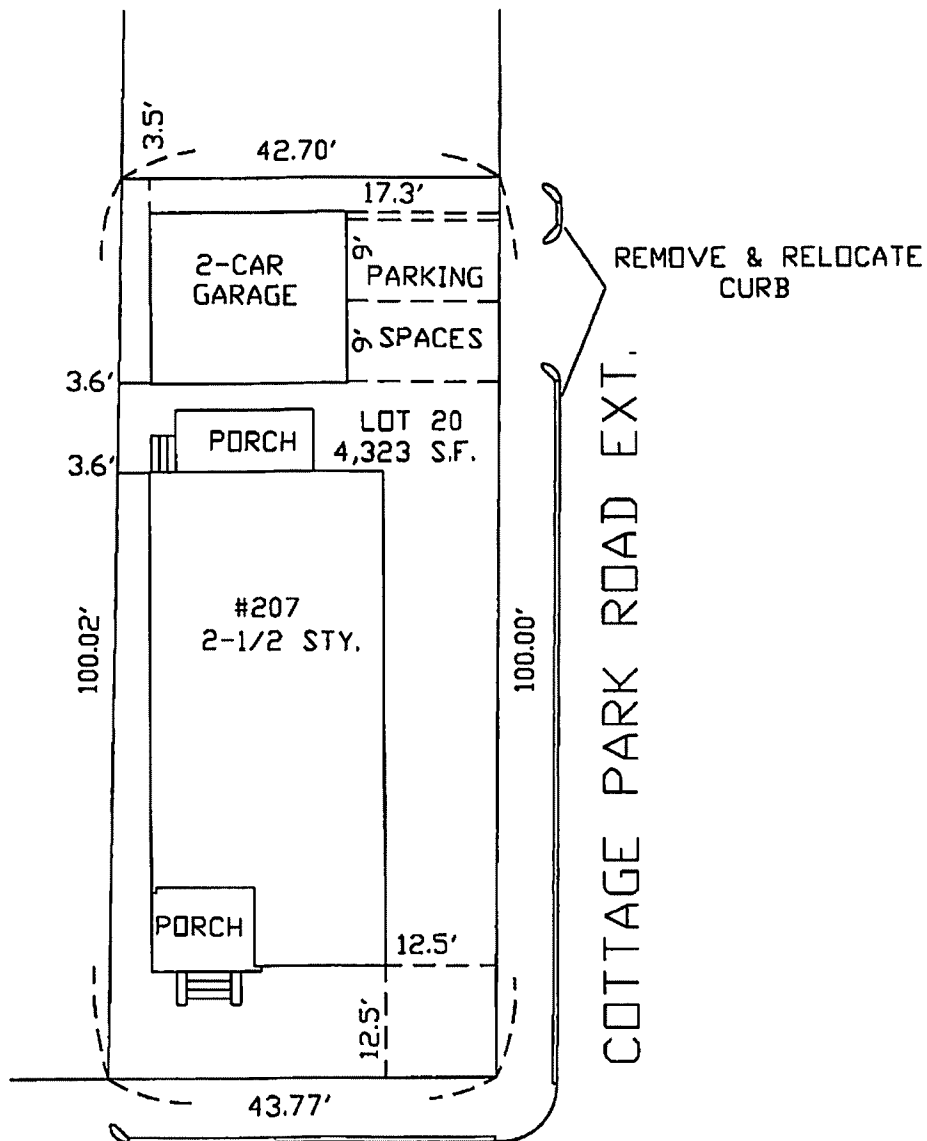
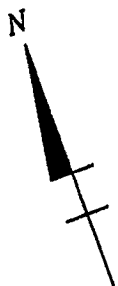

Al Legge
Commissioner of Inspectional Services
May 5th 2021

KELLI O'HARA
207 PLEASANT STREET
WINTHROP, MA 02152

The owner currently has two legally recognized units at the above address. She proposes to convert the home to a three unit residential dwelling. There are 4 existing parking spaces on the lot. Therefore:

Owner would require a variance as follows:

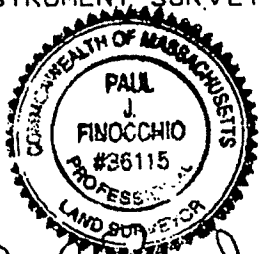
1. Variance from the provisions of Section 17.52.030 for use as a three family residential dwelling.
2. Variance from the provisions of Section 17.20 - Table of Off Street Parking Regulations.



PLEASANT STREET

NOTE:

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT SURVEY.



Paul J. Finocchio

4/22/21

PAUL J. FINOCCHIO P.L.S. No.36115

DATE

PLOT PLAN OF LAND
IN
WINTHROP, MA

PREPARED BY:
PJF & ASSOCIATES
4 HIGHLAND AVE WAKEFIELD, MA
PAUL J. FINOCCHIO-P.L.S.
(781)883-5473

SCALE: 1" = 20'

DEED REF.:

DATE: APRIL 22, 2021

FILE No.: 7521B