



ZONING BOARD OF APPEALS
WHATELY, MASSACHUSETTS

Updated 05-2023

APPLICATION FOR VARIANCE, SPECIAL PERMIT, OR APPEAL

To: Town Clerk
Whately, Massachusetts

Application fees: * Residential/Agricultural Use: \$175
(check one) Commercial/Industrial Use: \$225

Pursuant to the provisions of Chapter 40A of the General Laws of the Commonwealth of Massachusetts and the Zoning By-Laws of the Town of Whately, application is hereby made to the Zoning Board of Appeals for:

(check one) Variance Special Permit Appeal

WHATELY TOWN CLERK
JUL 23 2023 PM 3:28

to do the following: _____

Add an accessory apartment to allow my father to age in place: see additional narrative, attached.

on premises located at 151 River Rd.

Zone A/R 2 Parcel ID: 21/0/36 Book/page: 5571/253
(street address) (Map and Parcel No.)

Owned by Robert Bedaw Jr. of 151 River Rd.
(name of owner) (address of owner)

Name of applicant: Chelsey Bedaw Signature of applicant: X Chelsey Bedaw
(print or type)

Mailing address of applicant: 27 Horton Pl. Unit 2
Brattleboro, VT 05301

Phone No. of applicant: 413-522-9757 Email of applicant: chelseybedaw@gmail.com

Relationship to owner: Daughter

*The full cost of advertising all legal notices required to hold a public hearing by the Zoning Board of Appeals shall be the responsibility of the applicant. The applicant shall make full payment of the advertisement costs prior to the opening of the public hearing. If the applicant does not make full payment of the advertising costs prior to the opening of the public hearing then the Zoning Board of Appeals shall open the public hearing and immediately continue the public hearing to a date, time and place certain. The payment of all advertising costs shall be in addition to any other fees charged by the Zoning Board of Appeals. The advertising costs will vary by application and will be provided to the applicant once the legal ad is submitted to the newspaper and the newspaper provides the quote. The applicant will be informed of that cost and the payment can be made payable to the Town of Whately.

October 26, 2023

Town of Whately
Zoning Board of Appeals
4 Sandy Lane
Whately, MA 01373

Dear Zoning Board Members,

My father, Robert Bedaw Jr., has been nearly a lifelong resident of Whately – moving here as a child, and returning as an adult to reside in my grandparents' home upon their passing in the early 2000s.

He is reaching retirement age and given the current economic environment, is finding it very difficult to maintain the 125+ year old farm house at his age and income level. It has always been the family's wishes to pass our house down from generation to generation and we have decided that now is the time for me to step in as the primary owner. My partner and I will be assuming ownership of the property in the coming months, making this our permanent residence with the intention to set our own lifelog roots here, while allowing my father to age-in-place through our support and proximity.

Included with this letter are pictures of the property to show the Board where we would like to place his new dwelling, as well as the blueprint and exterior aesthetic of the dwelling to illustrate the importance we place on maintaining the character of the town and complimenting the abutting residences. Our primary goal is to support my father as he ages, and in doing so, add to the character of the town we love.

It is our intention to have this home be manufactured per the defined parameters of an ACCESSORY APARTMENT as outlined in the Town Zoning By-Laws (600sft, detached, 4 room 1 occupant) and delivered as a permanent structure.

Current estimates for traditional construction (@ \$300-\$450/sft) are nearly 3-4x more expensive compared to a factory-manufactured home. We have discussed the project with the Building Commissioner, Jim Hawkins, who confirmed the project would meet zoning regulations "so long as the dimensions, parameters, and definition of an ACCESSORY APARTMENT are met and the dwelling is not on wheels" – all of which are confirmed to be compliant.

It is our intention to have this dwelling solely be used as my father's residence. At a time when that is no longer necessary, it would be our intention to remove the accessory apartment from the property.

The town aesthetic and character are something that is of the utmost importance to us – it is the primary reason we have chosen to make this our home as well.

We kindly request the consideration and approval of the Board for this special permit/specific use and can provide additional project details if needed.

Thank you for your time, consideration, and attention to this request.


Chelsey J. Bedaw

- REF: (1) Application for Variance, Special Permit or Appeal, Submitted 10/25/2023, C.BEDAW (1pg)
- (2) Supplemental property pictures & ACCESSORY APARTMENT details (2pgs)
- (3) Town of Whately Zoning By-Laws
Article III: Use Regulations, 171-8 "Table of Use Regulations", "ACCESSORY APARTMENT"
Article VII: Definitions, 171-37 "Terms Defined", "ACCESSORY APARTMENT"



151 River Rd. Whately

Google





151 River Rd. Whately

Construction

- 2x6 Floor Joists – 16" O.C. (16 Wide 2x8 – 16" O.C.)
- 2X6 Sidewalls – 16" O.C.
- 20 lb. Roof – 24" O.C.
- 8' Sidewalls – Flat Stamped Ceilings
- Vinyl Covered Drywall Throughout
- 3-Tab, 25-Year Shingles with Ridge Vent
- Marriage Line Gasket
- Heat Tape Receptacle
- Nominal 3/12 Roof
- R-11 Floor Insulation
- R-19 Sidewall Insulation
- R-22 Roof Insulation

Exterior

- 38" x 82" Sunburst Fiberglass Front Door (No Storm)
- 9-Lite Rear Door (No Storm)
- Deadbolts on Exterior Doors (Keyed Alike)
- Low-E Gridded Vinyl Windows – Per Plan
- Double Dutch Lap Vinyl Exterior Siding
- Shutters – Front Door Side / Hitchend

Plumbing & Heating

- Whole House Interior Water Shut-Off
- Plumb for Washer
- In-Line Heat Ducts
- 056 BTU Gas Furnace with Thermostat
- 30-Gallon Electric Water Heater

Electrical

- 100 Amp Electric Service
- LED Can Light at Kitchen Sink
- Tulip Light Bars in Bathrooms
- Switched Receptacles in Living Room & Bedrooms
- LED Can Light in Dining Room
- Exterior Light at each Door
- Wire & Vent for Electric Dryer
- Combo Smoke/CO Detectors Per Code



44'

