

TOWN OF WELLESLEY



MASSACHUSETTS

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ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

2000 JAN 31 P 2:04

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ZBA 2000-1

Petition of John and Christine Lawrence
6 Middlesex Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Wednesday, January 19, 2000 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of JOHN AND CHRISTINE LAWRENCE requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the construction of a two-story addition with less than the required left and right side yard setbacks, of which the first floor is 16.5 feet by 26.3 feet and the second floor is 16 feet by 9 feet, as their nonconforming dwelling with less than the required left and right side yard setbacks, at 6 MIDDLESEX ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On January 3, 2000, the petitioners filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Christine Lawrence, who said they would like to build a family room addition at the rear of their house. The house is nonconforming and the lot is very narrow. They plan to maintain the existing setbacks by jutting the addition in on one side.

The Board noted that the Lawrences were adding a side entry, which will encroach another 3.5 feet into the right side yard. Mrs. Lawrence said her understanding was that as long as the land was not covered or more than 35 square feet, it would not be a problem.

The Board asked if the bulkhead at the rear was being replaced. Mrs. Lawrence replied that it was being relocated to the side of the house, and would connect to the basement.

The Board stated that the Planning Board had no objection to the request.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 6 Middlesex Road, in a Single Residence District, on a 6,586 square foot lot, and has a minimum right side yard clearance of 12.8 feet and a minimum left side yard clearance of 15.7 feet.

ZBA 2000-1
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The petitioners are requesting a Special Permit/Finding that the construction of a two-story addition of which the first floor is 16.5 feet by 26.3 feet and the second story is 16 feet by 9 feet, with a minimum right side yard clearance of 13 feet and a minimum left side yard clearance of 15.8 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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A Plot Plan dated October 26, 1999, drawn by Paul J. Sawtelle, Registered Land Surveyor; Floor Plans and Elevations dated October 20, 1999, drawn by Vincent Codispoti, Jr.; and photographs were submitted.

On January 18, 2000, the Planning Board reviewed the petition and had no objection as it appears that the addition continues the line of the house.

Decision

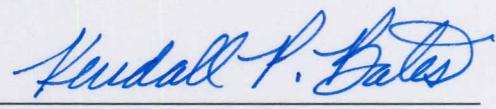
This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject dwelling does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

It is the finding of this Authority that the proposed two-story addition shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure as it will neither intensify the existing nonconformance, nor will it create new nonconformity.

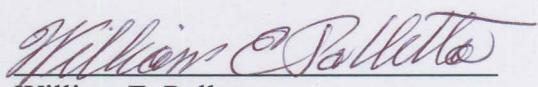
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of the two-story addition in accordance with the submitted Plot Plan and construction drawings.

The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

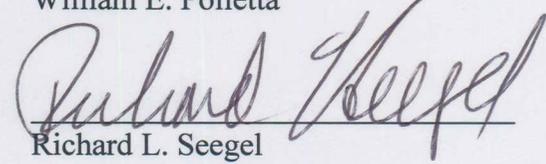
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK.



Kendall P. Bates, Chairman



William E. Polletta



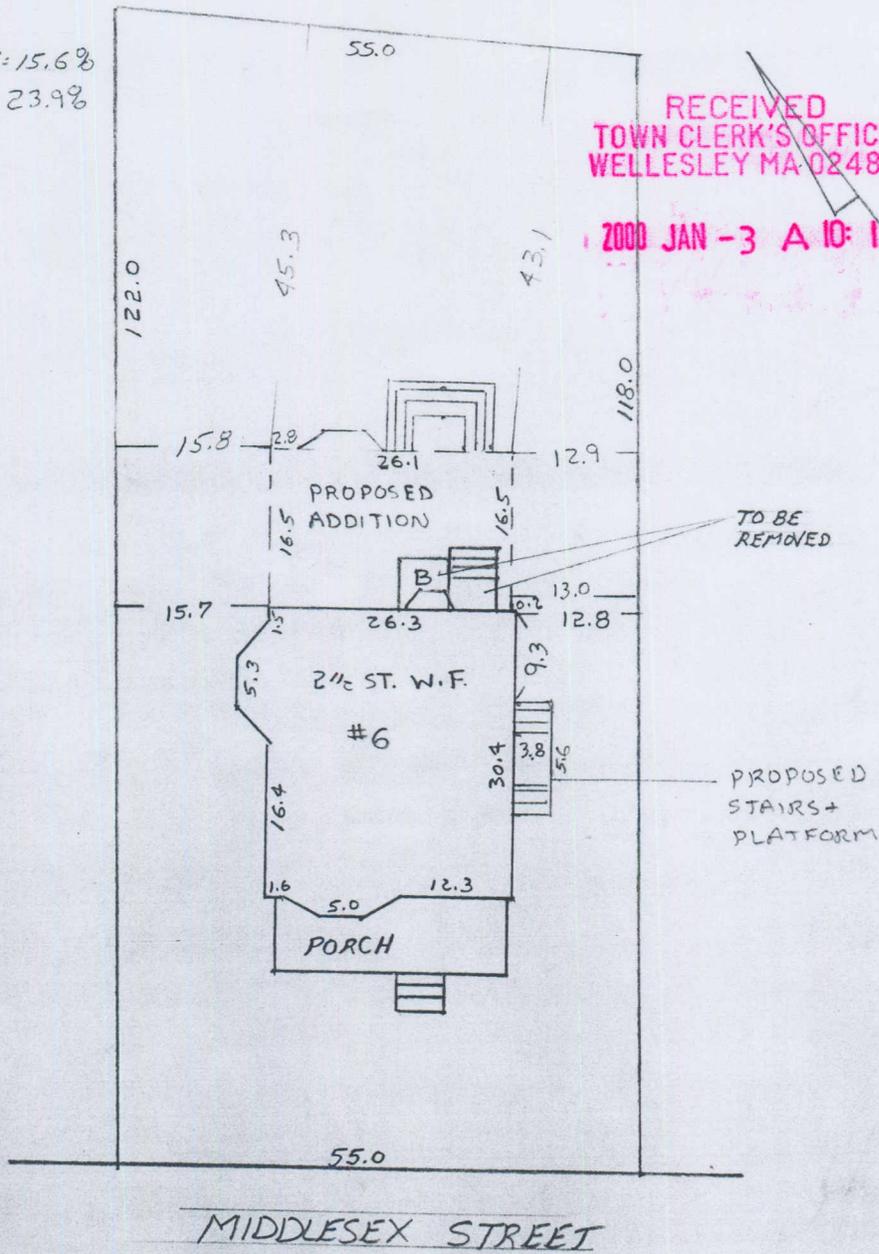
Richard L. Seegel

Cc: Planning Board
Inspector of Buildings
edg

AREA = 6,586 ± SQ. FT.
 EXISTING LOT COVERAGE = 15.6%
 PROPOSED LOT COVERAGE = 23.9%

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2000 JAN -3 A 10:12



MIDDLESEX STREET



Paul Sawtelle

PLAN OF LAND
 IN
 WELLESLEY, MASS

SCALE: 1" = 20' OCT. 26, 1999
 MASS BAY SURVEY INC.
 NEWTON, MASS.