

TOWN OF WELLESLEY



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2000 AUG 10 A 11:25

ZONING BOARD OF APPEALS

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

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ZBA 2000-57
Petition of Alyssa Jermyn
31 Boulevard Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 27, 2000 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of ALYSSA JERMYN requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the construction of a one-story 21.5 foot by 20 foot addition with less than the required left and right side yard setbacks, at her nonconforming dwelling with less than the required left and right side yard setbacks, at 31 BOULEVARD ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On July 10, 2000, the petitioner 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 Alyssa Jermyn, who said she was requesting permission to build a one-story 21.5 foot by 20 foot addition at the rear of the house which will contain a kitchen expansion and a family room. The addition will be less nonconforming than the existing house.

The Board commented that the Planning Board was of the opinion that the addition should conform to the twenty foot side yard setback. Ms. Jermyn said that the house and the lot are small with only 60 feet of frontage. If the addition was to conform, it could only be 20 feet side, which is not enough.

The Board had no problem with the addition as it is set back further from both lot lines than is the existing house.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 31 Boulevard Road, in a Single Residence District, on a 6,080 square foot lot, and has a minimum right side yard clearance of 15.2 feet and a minimum left side yard clearance of 17.8 feet.

The petitioner is requesting a Special Permit/Finding that the construction of a one-story 21.5 foot by 20 foot addition with a minimum right side yard clearance of 17.6 feet and a minimum left side yard clearance of 19.1 feet shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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A Plot Plan dated April 3, 2000 drawn by Dennis B. O'Brien, Professional Land Surveyor; Floor Plans and Elevations; and photographs were submitted.

2000 AUG 10 A 11: 25

On July 17, 2000, the Planning Board reviewed the petition and recommended that the new construction be within the 20 yard side yard setback limitations, as the lot can accommodate an addition within these restrictions.

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 construction of the one-story 21.5 foot by 20 foot nonconforming addition shall not be more substantially detrimental to the neighborhood than the existing nonconforming structure as it will neither intensify the existing nonconformance, nor will it create new nonconformity, as it is less nonconforming on both sides than the existing nonconforming structure.

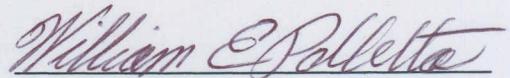
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of the one-story 21.5 foot by 20 foot addition according to the submitted plot plan and construction drawings.

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.

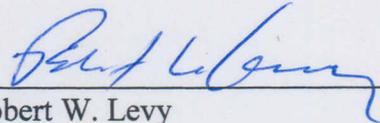
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK.



Kendall P. Bates, Chairman



William E. Polletta

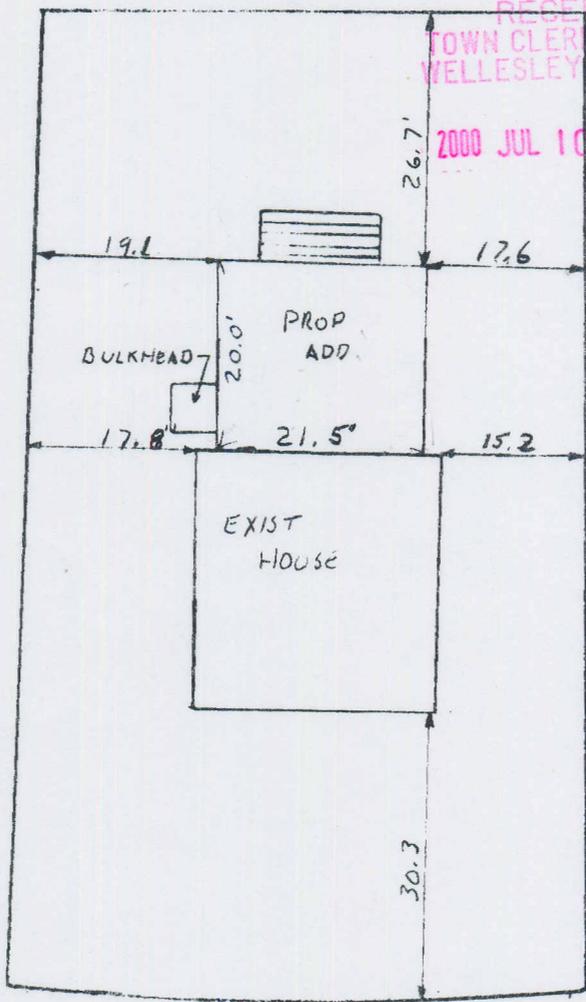


Robert W. Levy

Cc: Planning Board
Inspector of Buildings
edg

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LOT SIZE 6080 SF
EXIST HSE 700 SF
ADDITION 430 SF

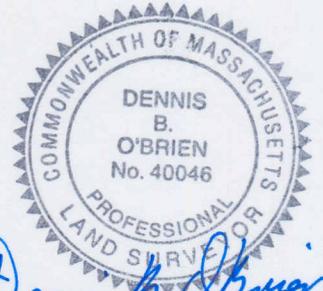
EXIST LOT COVERAGE

$$\frac{700}{6080} \times 100 = 11.5\%$$

PROP LOT COVERAGE

$$\frac{700 + 430}{6080} \times 100 = 18.6\%$$

BOULEVARD ROAD



Dennis B. O'Brien

PLOT PLAN

SCALE 1" 20'
JERMYN RESIDENCE
31 BOULEVARD ROAD
WELLESLEY MA.
DEED REFERENCE BK. 12874 PG. 503

DENNIS O'BRIEN P.L.S.
11 CONCORD ST.
FRANKLIN MA. 02038
APRIL 3 2000