

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ROBERT A BASTILLE  
J. RANDOLPH BECKER  
ROBERT W. LEVY

ZBA 2002-109  
Petition of Siisi Adu-Gyamfi  
2 Pleasant Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 21, 2002 at 7:30 p.m. in the Planning Board Office in the Town Hall, 525 Washington Street, Wellesley, on the petition of SIISI ADU-GYAMFI requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the demolition of his existing nonconforming 16.4 foot by 14.1 foot front porch and construction of a one-story addition with the same dimensions, having less than the required front setback from both PLEASANT and WESTERLY STREETS, at 2 PLEASANT STREET, in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On November 4, 2002, 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 Gwen Taylor, wife of the petitioner. Ms. Taylor said they would like to enclose the existing front porch to make it a more usable area, and to make it more attractive. They are actually taking the porch down and rebuilding it. The front steps will remain in place. The columns and screening will be eliminated. The new porch will have windows, glass, and a new foundation of concrete block.

The Board suggested checking with the Building Inspector to be sure that the new foundation would support the weight of the porch and meet the building code.

The Board questioned the visibility regarding the corner site line, but agreed that the glass porch is elevated above the street, and should not pose a problem.

The Board noted that the Planning Board had no objection to granting the request provided that the single story addition is never converted to become two stories. Ms. Taylor said they had no intention of adding a second floor above the porch.

The Board was also of the opinion that the addition of a second story to the porch would be substantially more detrimental to the neighborhood because of the increase in mass so close to the two streets.

No other person present had any comment on the petition.

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DEC - 4 A 8:11

ZBA 2002-109  
Petition of Siisi Adu-Gyamfi  
2 Pleasant Street

Statement of Facts

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WELLESLEY MA 02482

The subject property is located at 2 Pleasant Street in a 10,000 square foot Single Residence District, on a 5,565 square foot lot, and has a minimum front clearance of 13 feet from Pleasant Street and 18.2 feet from Westerly Street.

The petitioner is requesting a Special Permit/Finding that the demolition of the existing 14.1 foot by 16.4 foot front porch with a minimum front setback of 13 feet from Pleasant Street and a minimum front setback of 18.2 feet from Westerly Street, and construction of a new enclosed one-story porch with the same dimensions and setbacks shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated October 28, 2002, stamped by Frank Iebba, Professional Land Surveyor; Existing and Proposed Floor Plans and Proposed Elevations dated March 29, 2001, drawn by Charles R. Plaisted, AIA; and photographs were submitted.

On November 12, 2002, the Planning Board reviewed the petition and stated that the Board does not oppose the granting of the request, provided the single story addition is never converted to become two stories."

Decision

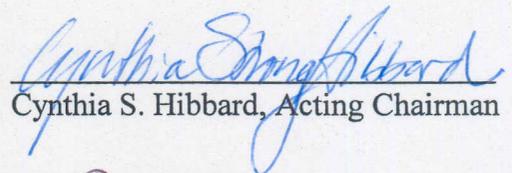
This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject structure does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

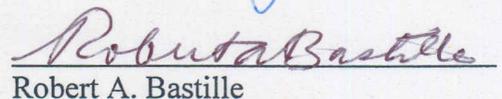
It is the finding of this Authority that the proposed demolition of the existing porch and construction of a new 14.1 foot by 16.4 foot enclosed one-story porch shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure as it shall neither intensify the existing nonconformance nor shall it create new nonconformity as the footprint shall not change.

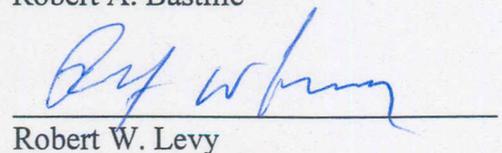
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, to construct the 14.1 foot by 16.4 foot one-story enclosed porch in accordance with the submitted plot plan and construction drawings.

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.

  
Cynthia S. Hibbard, Acting Chairman

  
Robert A. Bastille

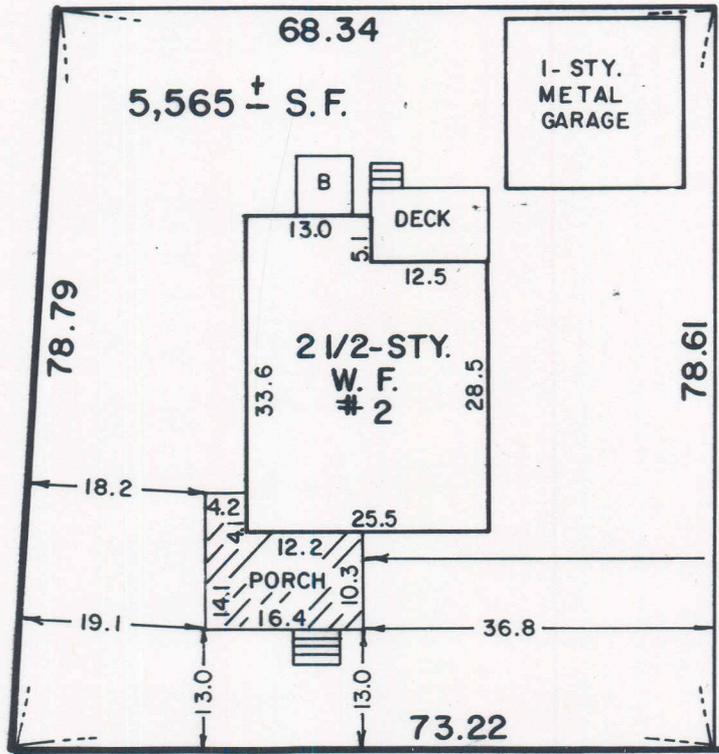
  
Robert W. Levy

Cc: Planning Board  
Inspector of Buildings  
edg

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02152  
**LEARY ROAD**  
**(PINE STREET L.C.)**  
2002 NOV -4 A 8:34 (33' WIDE - PAPER)



**WESTERLY STREET**  
(40' WIDE - PUBLIC)



EXISTING & PROPOSED LOT COVERAGE=25.5%

EXISTING PORCH TO BE REPLACED WITH 1-STORY ADDITION (NO FOOTPRINT CHANGE)  
EXISTING STEPS TO REMAIN.

**PLEASANT STREET**  
(40' WIDE - PUBLIC)



*Frank Hill*  
617-797-7342

PLAN OF LAND  
IN

**WELLESLEY, MASS.**

SCALE : 1" = 20'  
ESSEX ENGINEERING & SURVEY

OCT. 28, 2002  
NEWTON, MASS.