

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
ROBERT A. BASTILLE  
J. RANDOLPH BECKER  
ROBERT W. LEVY

2003 FEB 26 AM 9:35

ZBA 2003-16

Petition of Anne T. Melvin

16 Ox Bow Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 13, 2003 at 7:30 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of ANNE T. MELVIN requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the demolition of an existing nonconforming shed and one-story sunroom and construction of a 20 foot by 16 foot one-story addition with a 13.2 foot by 12 foot second story above a portion of the addition, having less than the required left side yard setback, at her nonconforming dwelling with less than the required left and right side yard setbacks, at 16 OX BOW ROAD, in a 20,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On January 24, 2003, 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 Anne Melvin, who said she had spoken to her neighbors, who have no objections to the addition. As a result of the demolition and construction, the nonconformity will be reduced.

The Board commented that the lot has only 85 feet of frontage. It is long and narrow, which makes configuring an addition difficult.

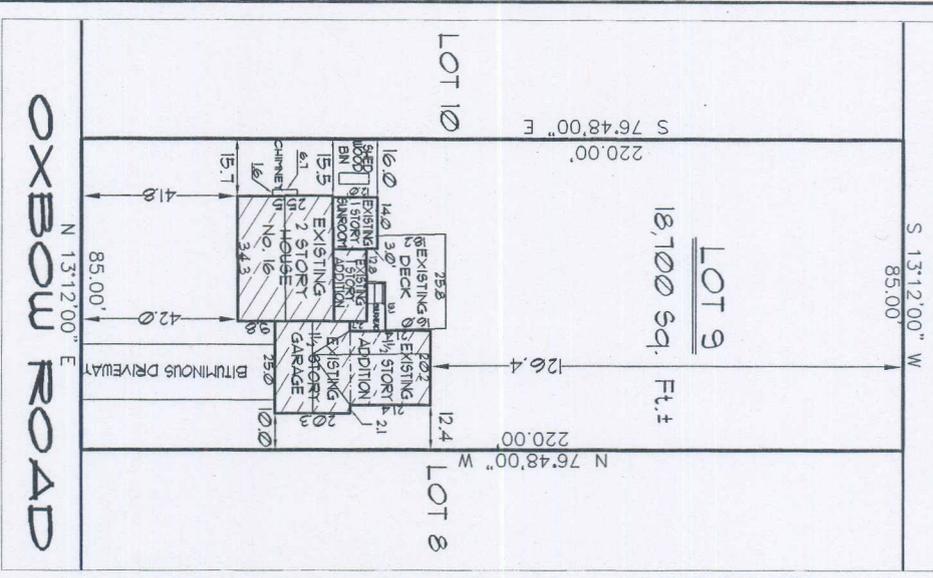
Anne Briand, 14 Ox Bow Road, expressed support for the petition.

Statement of Facts

The subject property is located at 16 Ox Bow Road, in a 20,000 square foot Single Residence District, on an 18,700 square foot lot, and has a minimum left side yard setback of 15.5 feet and a minimum right side yard setback of 20 feet.

The petitioner is requesting a Special Permit/Finding that the demolition of an existing nonconforming shed and one-story sunroom, and construction of a 20 foot by 16 foot one-story addition with a 13.2 foot by 12 foot second story above a portion of the addition, which will have a minimum left side yard setback of 17 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

**LOT LAYOUT OVERVIEW**



ZONING INFORMATION  
Zoned 5RD20 (Single Residence 20)

SEE RECORD PLAN (1923) PLAN BK: 122 PLAN: 110

**DIMENSIONAL REQUIREMENTS**

Front 30 feet  
Side 20 feet  
Rear 20 feet  
Maximum Building Height 36'  
Max. Lot Coverage 20%  
Min. Open Space N/A

Lot Area 18,700.0 Sq. Ft.±

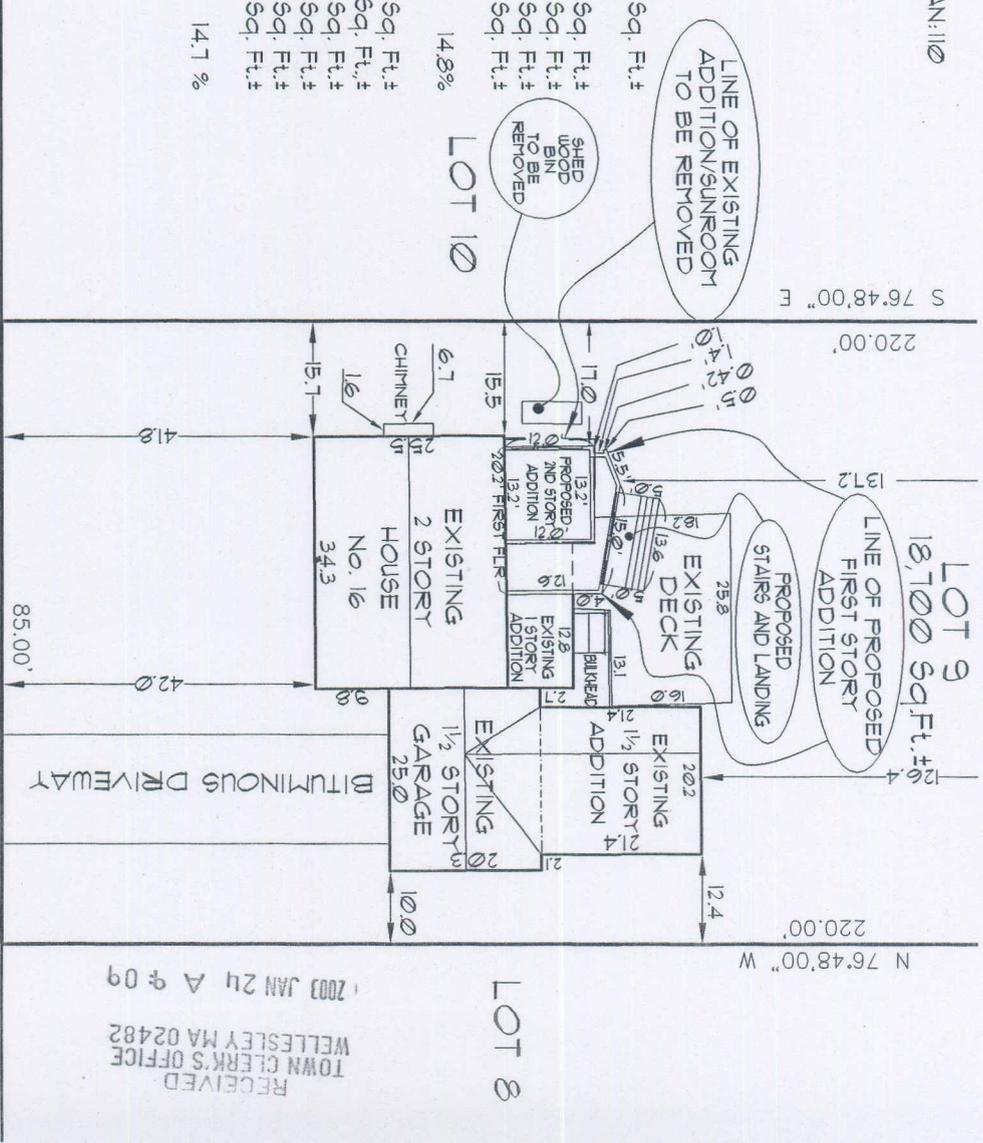
Existing House 2176.6 Sq. Ft.±  
Existing Deck 523.2 Sq. Ft.±  
Existing Shed 24.0 Sq. Ft.±  
Existing Bulkhead 23.0 Sq. Ft.±

Existing Lot Cover 14.8%

Proposed Addition (let Fir Footprint) 284.0 Sq. Ft.±  
Proposed Stairs and Landing 69.0 Sq. Ft.±  
Less Deck overlap removed 93.7 Sq. Ft.±  
Less Removed Sunroom 170.0 Sq. Ft.±  
Less First Floor removed and overlap 62.1 Sq. Ft.±  
Less Removed Shed 24.0 Sq. Ft.±

Proposed Lot Cover 14.7%

**SITE CONSTRUCTION DETAILS**



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2003 JAN 24 A 9 09

**OWNER OF RECORD**

MAP 61 PARCEL 8  
16 OXBOW ROAD  
ANNE T. MELVIN  
16 Oxbow Road  
Wellesley, Mass. 02481

Deed 0 BK: 16784 / Pg: 384  
SEE RECORD PLAN (1923) PL. BK: 122 / PLAN 110



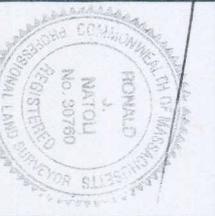
**OXBOW ROAD**

Survey & Plan by:



**Ron Natoli, P.L.S.**  
179 High Street  
Candia, New Hampshire 03034  
Telephone (603) 594-5953  
Fax (603) 483-2591

I DO HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE UNDER MY SUPERVISION.  
DATE 20 JANUARY 2003  
JOB # 01-001-2003



COMMUNITY	COUNTY	STATE	DEED REF:	PLAN REF:
WELLESLEY	NORFOLK	MASSACHUSETTS	BK: 16784 / Pg. 384	BK: 122 / PL. 110
ADDRESS	CITY	CLIENT	PROJECT NAME	
16 OXBOW ROAD	WELLESLEY, MA	ANNE T. MELVIN	CERTIFIED PLOT PLAN	
FIELD WORK	BY	DATE		
DRAFTING	RN	16 JAN 03		
STAKE OUT	RUN	19 JAN 03		
FINAL CHECK	N/A	N/A		
	RUN	20 JAN 03		