

TOWN OF WELLESLEY



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TOWN CLERK'S OFFICE  
WELLESLEY MA 02482

ZONING BOARD OF APPEALS

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

2003 MAR 28 A 8:29

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ZBA 2003-28

Petition of Jan and Suzanne Gleysteen  
19 Elm Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 13, 2003 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of JAN AND SUZANNE GLEYSTEEEN requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the following construction at their nonconforming dwelling with less than the required left side yard setback, at 19 ELM STREET, in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure:

1. Demolition of existing front porch and construction of a new wrap-around one-story porch of which the 4.8 foot by 27.2 foot front portion shall have less than the required left side yard setback.
2. Construction of a 6 foot by 9.5 foot attic dormer with less than the required left side yard setback.
3. Demolition of left rear portion of the dwelling and construction of a two-story 2.5 foot by 8 foot addition with less than the required left side yard setback.

On February 21, 2003, 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 Jan Gleysteen, who said that their left side yard is nonconforming. They propose to reduce the left side yard footprint by three to four feet by demolishing the rear portion of the house. In doing so, they would like to extend the house with a two-story 8 foot by 2.5 foot addition. The 6 foot attic dormer would contain a bathroom. They would also like to extend the porch to wrap around the front of the house.

Mr. Gleysteen said they have met with their abutters, and none have any objections. Their left side abutters, the Avellones, have written a letter in support of the project.

The Board complemented Mr. Gleysteen on his plans. The Board stated that a condition would be added to the decision that the detached garage be removed before construction begins.

No other person present had any comment on the petition.

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Statement of Facts

The subject property is located at 19 Elm Street, in a 10,000 square foot Single Residence District, on a 21,387 square foot lot, and has a minimum left side yard clearance of 14.1 feet from the left side lot line.

The petitioners are requesting a Special Permit/Finding that the following construction shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure:

1. Demolition of existing front porch and construction of a new wrap-around one-story porch of which the 4.8 foot by 27.2 foot front portion shall have a minimum left side yard clearance of 17.2 feet.
2. Construction of a 6 foot by 9.5 foot attic dormer with a minimum left side yard clearance of 14.7 feet.
3. Demolition of the left rear portion of the structure and construction of a two-story 2.5 foot by 8 foot addition with a minimum left side yard clearance of 15.1 feet.

A Plot Plan dated February 19, 2003, stamped by Bruce Bradford, Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations dated 12/20/02, drawn by Jan Gleysteen Architects Inc.; and photographs were submitted.

A letter in support of the project, dated March 9, 2003, was received from Joe and Sandy Avellone, 21 Elm Street.

On March 11, 2003, the Planning Board reviewed the petition and had no objection to the granting of the request.

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 construction of the wrap-around porch, attic dormer and left rear two-story addition shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure as none of the projects shall intensify the existing nonconformance, nor shall any project create new nonconformity, as each project is less nonconforming than the existing structure.

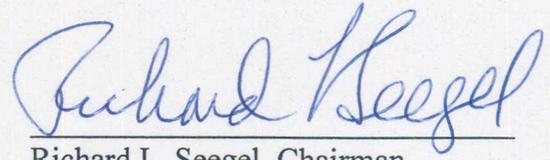
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for demolition of the existing porch and reconstruction of a new one-story wrap-around porch, construction of an attic dormer, and construction of a two-story left rear addition, in accordance with the submitted plot plan and construction drawings, subject to the following condition:

1. No construction of any project shall begin until the existing detached garage has been removed.

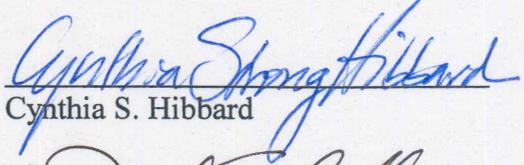
Subsequent to compliance with the aforesaid condition, the Inspector of Building is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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.

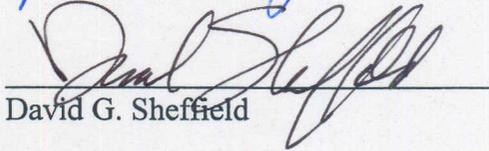
Cc: Planning Board  
Inspector of Buildings



Richard L. Seegel, Chairman

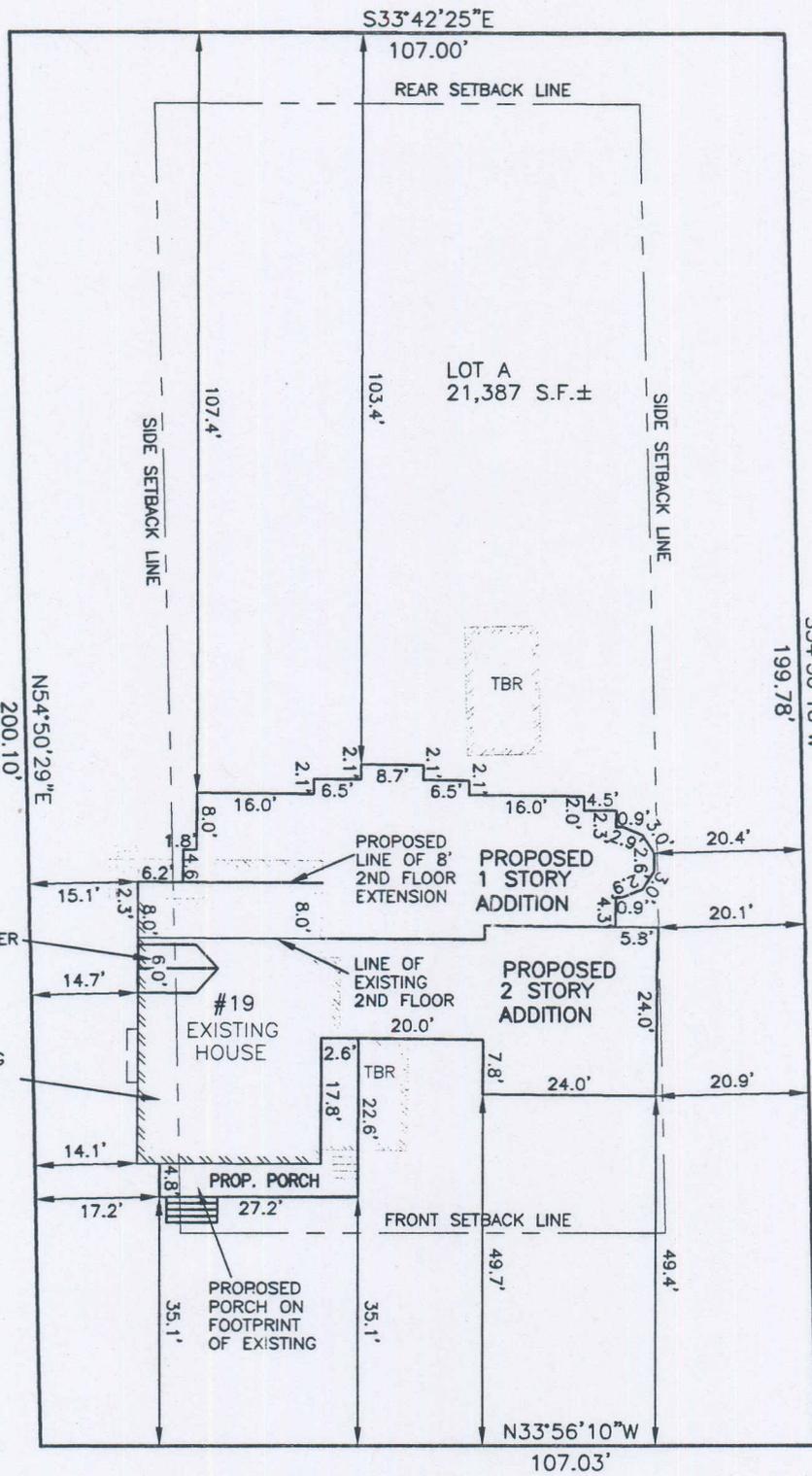


Cynthia S. Hibbard



David G. Sheffield

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**ELM STREET**

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2003 FEB 21 11 A 9 13

**PLAN OF LAND IN WELLESLEY, MA.**

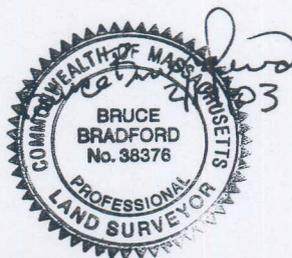
19 ELM STREET  
PROPOSED ADDITIONS

SCALE 1 IN. = 20 FT  
JANUARY 27, 2003  
REVISED FEBRUARY 19, 2003

DEED REFERENCE:  
BOOK 5790 PAGE 513

PLAN REFERENCE:  
BOOK 3035 PAGE 39

LOT COVERAGE 15.3%  
STRUCTURE 3,266 S.F.



**B** EVERETT M.  
**ROOKS**  
COMPANY  
ENGINEERS & SURVEYORS

49 LEXINGTON STREET  
WEST NEWTON MA 02465  
(617) 527-8750

PROJECT NO. 21195