

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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WELLESLEY MA 02482

2003 JUL 23 A 8: 24

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ZBA 2003-55  
Petition of Scott Griffin  
48 Patton Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 10, 2003 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley on the petition of SCOTT GRIFFIN requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the raising of the ridge line 10 feet above the existing nonconforming 12.4 foot by 21.4 foot garage, with less than the required front and right side yard setbacks, to accommodate a second story addition with the same dimensions, at his nonconforming dwelling with less than the required right side and front yard setbacks, at 48 PATTON ROAD, in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. There shall be no change in the footprint.

On June 23, 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 Scott Griffin, who was accompanied by his contractor, Richard Dow. Mr. Dow said they were planning to raise the ridge line of the roof from a 6 pitch to a 12 pitch.

The Board said it had no problem with the petition, but did have a problem with the submitted plot plan, as no percentage of lot coverage was indicated on the plan. A revised plot plan showing the percentage of lot coverage would have to be submitted prior to the issuance of a building permit.

The Board noted that the Planning Board had no objection to granting the Special Permit.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 48 Patton Road, in a 10,000 square foot Single Residence District, on a 12,409 square foot lot, and has a minimum right side yard clearance of 13.4 feet and a minimum front yard clearance of 29.3 feet.

The petitioner is requesting a Special Permit/Finding that the raising the ridge line 10 feet above the existing nonconforming 21.4 foot by 12.4 foot garage, with a minimum right side yard clearance of 13.8 feet, to accommodate a second story addition with the same dimensions, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. There shall be no change in the footprint.

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A Plot Plan dated 4/7/03, revised 7/14/03 to show the percentage of lot coverage to be 15%; stamped by Lawrence J. Ducharme, Registered Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations; and photographs were submitted.

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The Planning Board reviewed the petition and had no objection to granting the Special Permit.

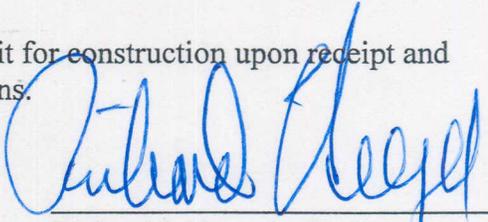
Decision

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.

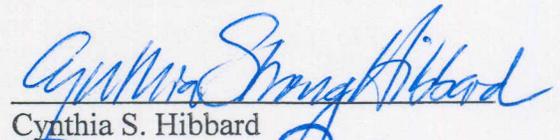
It is the finding of this Authority that the construction of the 21.4 foot by 12.4 foot second story addition, which requires raising the ridge line of the roof 10 feet above the existing nonconforming garage with the same dimensions and less than the required right side yard setback, shall not be substantially 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 there shall be no change in the footprint.

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

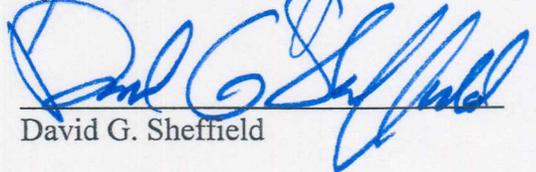
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.



Richard L. Seegel, Chairman



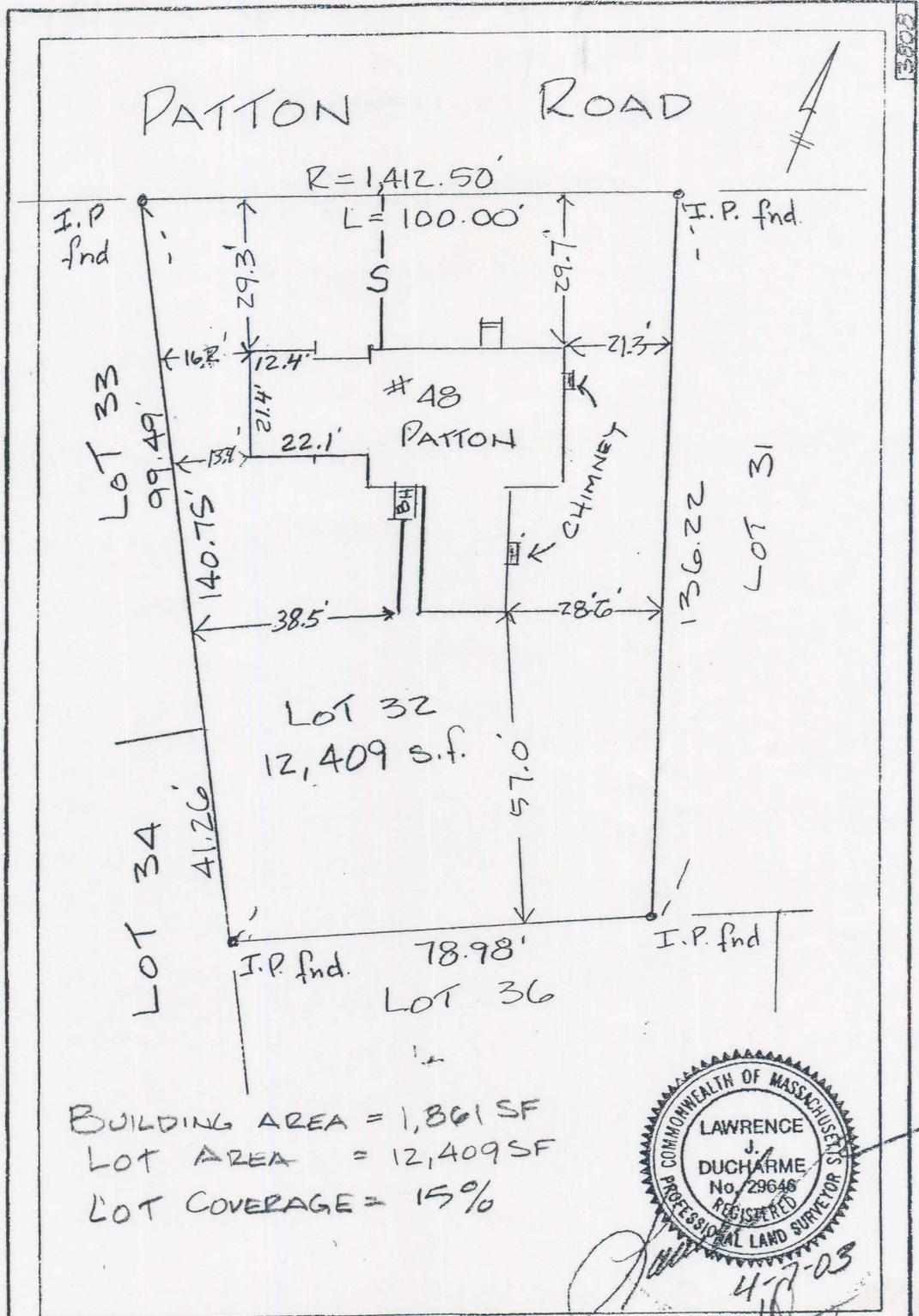
Cynthia S. Hibbard



David G. Sheffield

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  
edg



BUILDING AREA = 1,861 SF  
 LOT AREA = 12,409 SF  
 LOT COVERAGE = 15%



4-7-03  
 7/14/03

PLOT PLAN OF LAND IN  
**WELLESLEY, MA**  
 PREPARED FOR: SCOTT GRIFFIN  
 SCALE: 1" = 30'  
 DATE:  
**DUCHARME & WHEELER, INC.**  
 PROFESSIONAL ENGINEERS & LAND SURVEYORS  
 1092 MAIN STREET, P.O. BOX 428, BOLTON, MA., 01740

3908