

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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

2003 SEP -5 A 8:15

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(781) 431-1019 EXT. 208

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ZBA 2003-60

Petition of Gerald and Lisa Cresap
8 Woodlawn Avenue

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 14, 2003 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of GERALD AND LISA CRESAP requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the demolition of their existing conforming 1.5 foot dwelling and construction of a 30 foot by 66 foot two-story dwelling, which shall conform to all zoning requirements, on a nonconforming lot at 8 WOODLAWN AVENUE, which has a minimum frontage of 57.81 feet in a 10,000 square foot Single Residence District, in which the minimum frontage required is 60 feet, shall not be substantially more detrimental to the neighborhood than the existing structure.

On July 28, 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 Gerald Cresap, who was accompanied by his wife, Lisa. Mr. Cresap said they had hosted a neighborhood party at their house, at which the neighbors reviewed the plans. They all agreed that the proposed plans would be an improvement over the existing house.

Mr. Cresap said they bought their home ten years ago. They now have three children and would like each child to have a bedroom. They would also like to have a dining room. The existing house is situated at an angle on the lot, which makes construction of a conforming addition difficult in regard to the front and side yard setback requirements. They plan to remove the existing house and construct a new one, which would conform to the required setbacks, while giving them the needed space.

The Board commented that there seems to be a conflict on the scale of the plans. The title block states the scale is one inch equals 20 feet, but on the elevation drawings, the scale is one inch equals 8 feet. The latter scale is correct. The plans should be revised to reflect the correct scale. Revised plans must be submitted to the office of the Board of Appeals as a condition of the Special Permit.

The Board noted that the Planning Board had no objection to the request.

The Board stated that the houses in the neighborhood are more comparable in size to the proposed house than to the existing house.

No other person present had any comment.

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Statement of Facts

The subject property is located at 8 Woodlawn Avenue, on a 10,484 square foot lot with a frontage of 57.81 feet, in a 10,000 square foot Single Residence District in which the minimum frontage required is 60 feet.

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The petitioners are requesting a Special Permit/Finding that the demolition of their existing dwelling and construction of a new 30 foot by 66 foot two-story dwelling, which meets all zoning requirements, with the exception of the minimum lot frontage, shall not be substantially more detrimental to the neighborhood than the existing structure.

A Existing Plan of Land and a Proposed Plan of Land, both dated July 10, 2003, stamped by Frank Iebba, Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations dated July 17, 2003, prepared by ARCE Systems, Inc.; and photographs were submitted.

The Planning Board reviewed the petition and had no objection to the granting of the request. The proposed dwelling will conform to all setback requirements and will be within the 2,500 square foot lot coverage allowed.

Decision

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

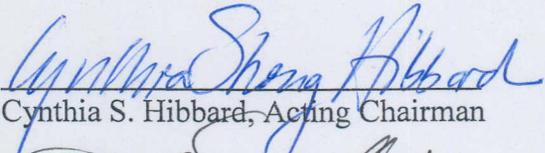
It is the finding of this Authority that the proposed demolition of the existing house and construction of a new 30 foot by 66 foot two-story dwelling on a lot with minimum frontage of 57.81 feet, shall not be substantially more detrimental to the neighborhood than the existing structure. The proposed structure conforms to all setback and lot coverage requirements.

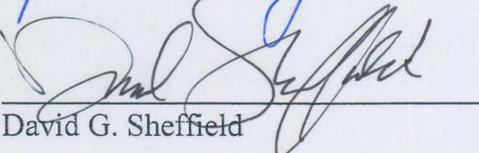
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the demolition of the existing structure and construction of the new 30 foot by 66 foot two-story structure in accordance with the submitted plot plans and the revised construction drawings to be submitted prior to the issuance of any building permit.

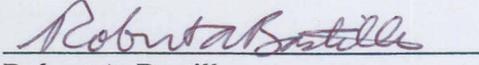
The Inspector of Buildings is hereby authorized to issue a permit for construction, subsequent to submission of the revised drawings, upon receipt and approval of a building application and detailed construction plans.

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.

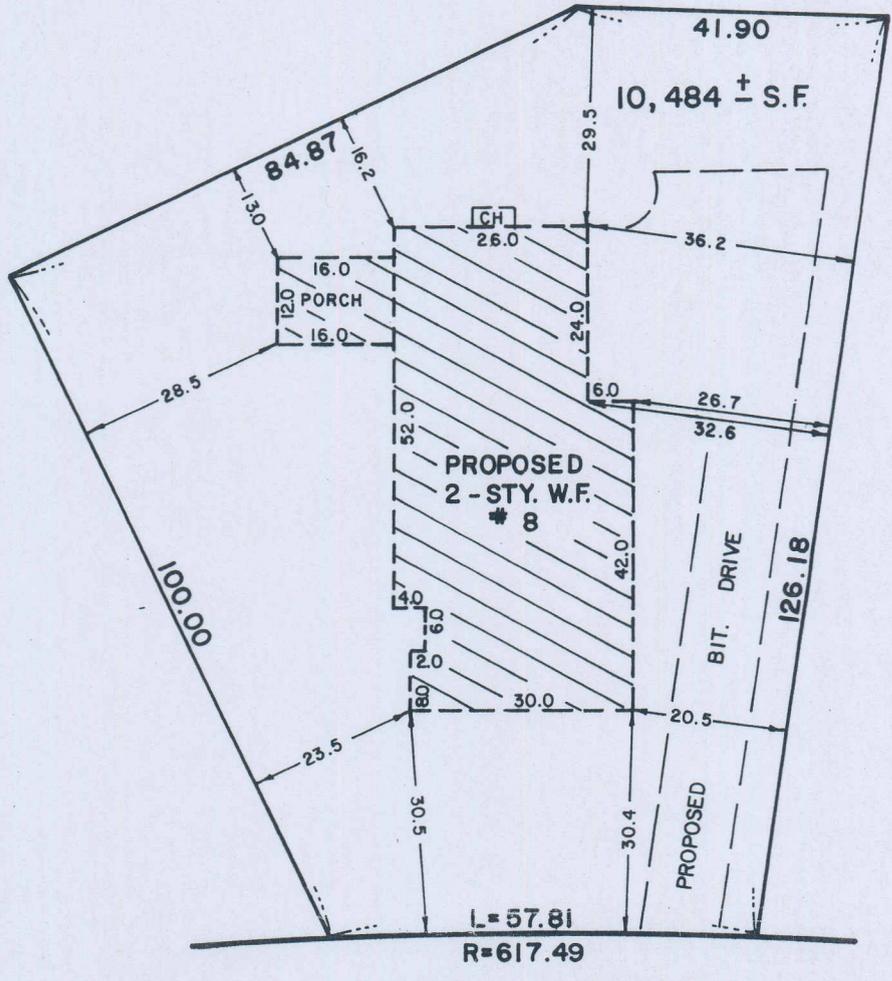
Cc: Planning Board
Inspector of Buildings


Cynthia S. Hibbard, Acting Chairman


David G. Sheffield


Robert A. Bastille

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WOODLAWN AVENUE

RECORD OWNERS

GERALD H. CRESAP, JR. &
LISA WENTWORTH CRESAP

LOT AREA = 10,484 ± S.F.
PROPOSED LOT COVERAGE = 20.3 %
PROPOSED HOUSE AREA = 2,132 ± S.F.

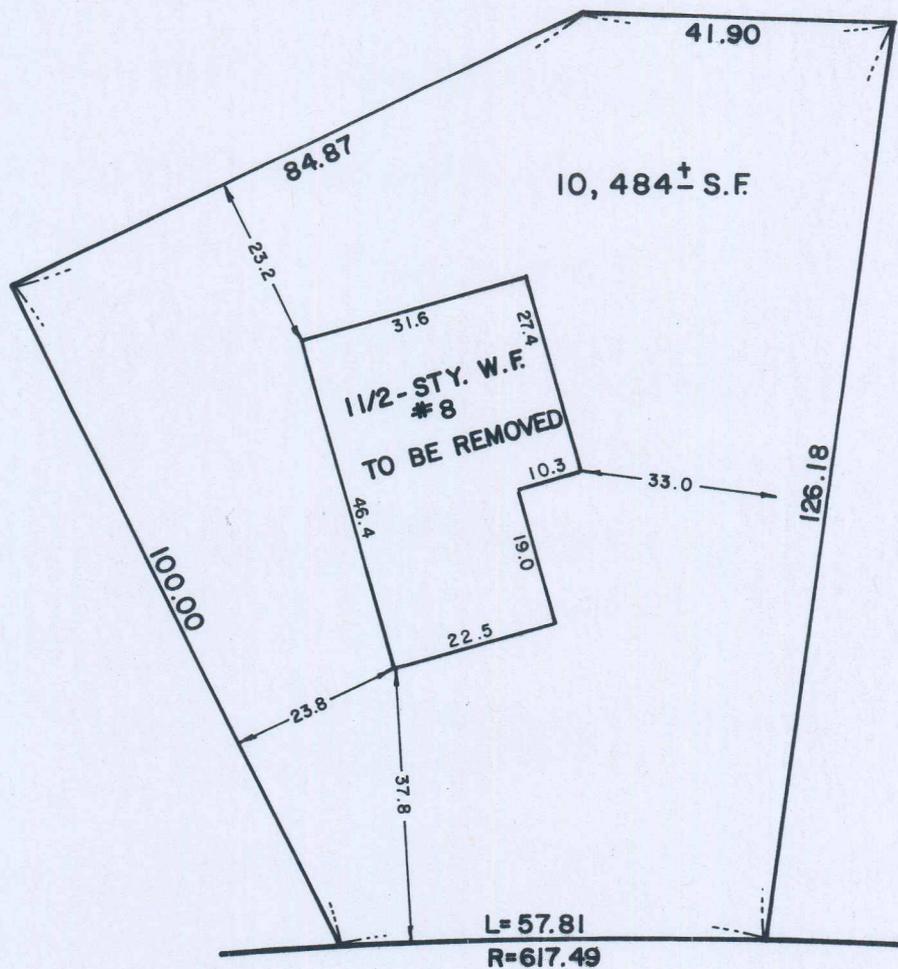


PLAN OF LAND
IN
WELLESLEY, MASS.

SCALE : 1" = 20'
ESSEX ENGINEERING & SURVEY

JULY 10, 2003
NEWTON, MASS.

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WOODLAWN AVENUE

RECORD OWNER

GERALD H. CRESAP, JR. &
LISA WENTWORTH CRESAP

LOT AREA = 10,484[±] S.F.
EXIST. LOT COVERAGE = 13.0%



PLAN OF LAND
IN

WELLESLEY, MASS.

SCALE : 1" = 20'
ESSEX ENGINEERING & SURVEY

JULY 10, 2003
NEWTON, MASS.