



ZONING BOARD OF APPEALS

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

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ZBA 2003-85
 Petition of Lutof and Amal Adweh
42 Garrison Road

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Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 6, 2003 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of LUTOF AND AMAL ADWEH requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the conversion of a one-story 10.2 foot by 20.3 foot garage with less than the required right side yard setback, to a family room with the same dimensions and setback, at their nonconforming dwelling with less than the required right side yard setback, at 42 GARRISON 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 October 20, 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 Lutof Adweh, who said they would like to convert a small one-car garage into a family room. The house is a fairly small two-bedroom cape, and they need more space. There would be no change in the footprint. A window would be added on the right side of the garage, as well as landscaping. He had discussed the project with their right side abutters, the Harrisons, who are pleased with the plans.

The Board commented that it liked the scale of the house, and suggested the addition of a second window on the right side of the converted garage.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 42 Garrison Road, in a 10,000 square foot Single Residence District, on a 10,042 square foot lot and has a minimum right side yard setback of 17.6 feet.

The petitioners are requesting a Special Permit/Finding that the conversion of an existing 10.2 foot by 20.3 foot garage, with a minimum right side yard setback of 17.6 feet, to a 10.2 foot by 20.3 foot family room 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 October 6, 2003, stamped by Frank Iebba, Professional Land Surveyor; Existing and Proposed Floor Plan and Sections dated October, 2003, drawn by ZMA; and photographs were submitted.

On November 4, 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.

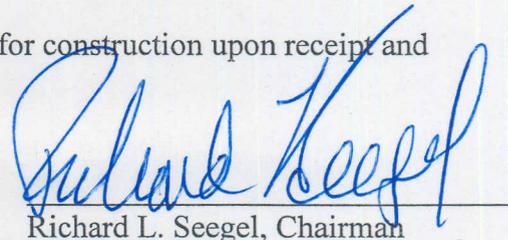
It is the finding of this Authority that the proposed conversion of the existing 10.2 foot by 20.3 foot garage to a family room, with the same dimensions and a minimum right side yard setback of 17.6 feet, shall not be substantially detrimental to the neighborhood than the existing nonconforming structure, as the conversion shall neither intensify the existing nonconformance nor create new nonconformity, as there shall be no change in the footprint.

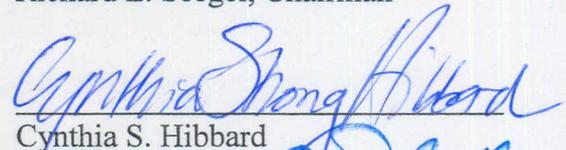
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the conversion of said garage to a family room in accordance with the submitted plot plan and construction drawings.

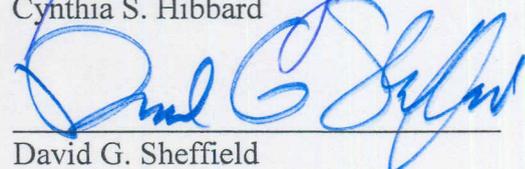
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed building plans.

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.

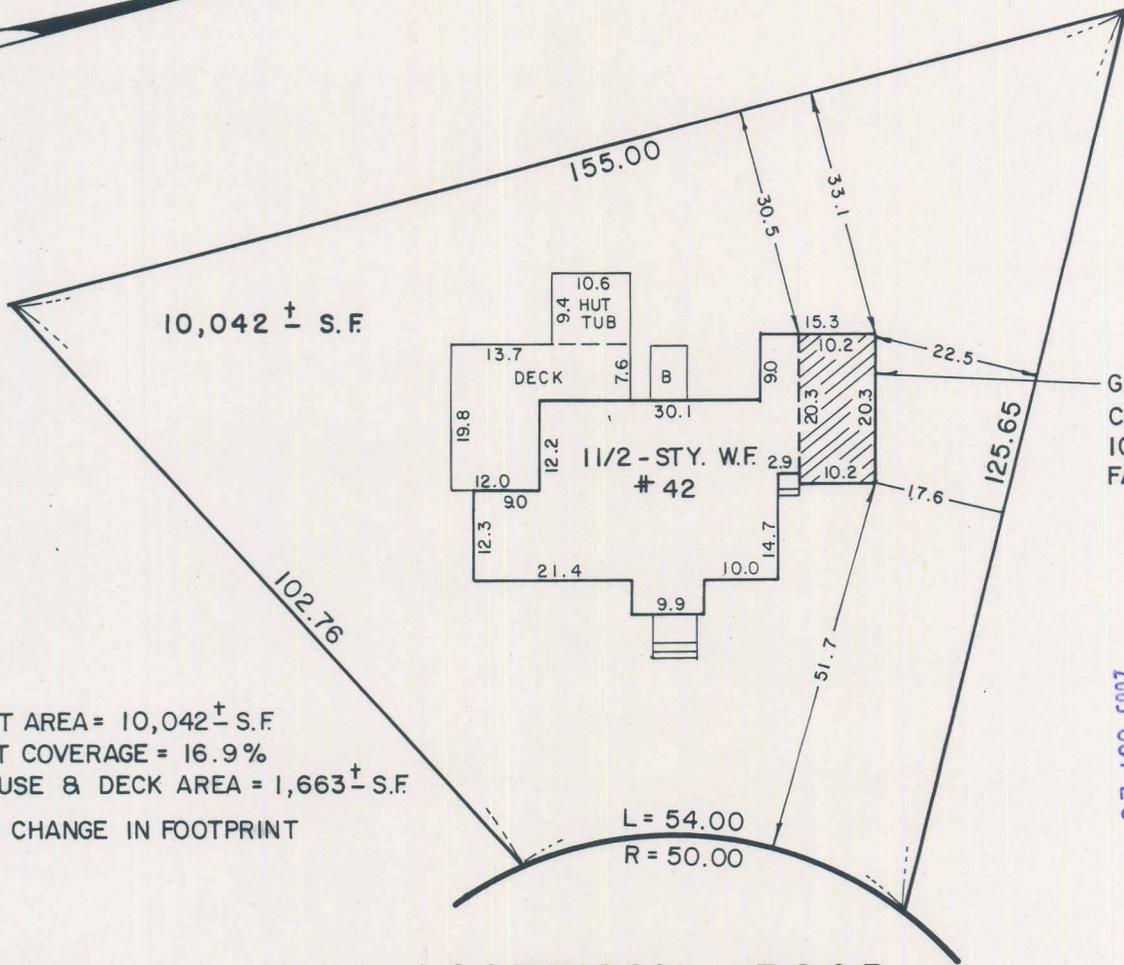
Cc: Planning Board
Inspector of Buildings
edg


Richard L. Seegel, Chairman


Cynthia S. Hibbard


David G. Sheffield

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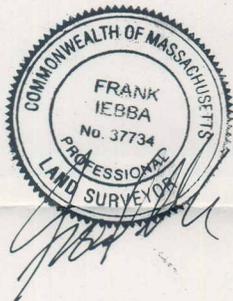
10,042 ± S.F.

LOT AREA = 10,042 ± S.F.
 LOT COVERAGE = 16.9%
 HOUSE & DECK AREA = 1,663 ± S.F.
 NO CHANGE IN FOOTPRINT

GARAGE TO BE
 CONVERTED INTO
 10.2 x 20.3
 FAMILY ROOM

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GARRISON ROAD



PLAN OF LAND
 IN

WELLESLEY, MASS.

SCALE : 1" = 20'
 ESSEX ENGINEERING & SURVEY

OCTOBER 6, 2003
 NEWTON, MASS.

617-797-7342