

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2003 DEC 11 A 4:00

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(781) 431-1019 EXT. 208

ROBERT A BASTILLE  
J. RANDOLPH BECKER  
ROBERT W. LEVY

ZBA 2003-93

Petition of Timothy and Jessica Collins

6 Durant Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, December 11, 2003 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of TIMOTHY AND JESSICA COLLINS requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the construction of two 15 foot by 11.5 foot second story dormers with less than the required right and left side yard setbacks, at the rear of their nonconforming dwelling with less than the required left, front and right side yard setbacks, at 6 DURANT 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 November 17, 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 were Timothy and Jessica Collins. Mrs. Collins said they would like to add two dormers, one of which would contain a bathroom.

The Board commented that it appeared from the plans that the new dormers would be the same as the existing ones in regard to height and shape. Mrs. Collins said that was correct. The new dormers will not exceed the height of the existing ridge line.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 6 Durant Road, in a 10, 000 square foot Single Residence District, on a 5,000 square foot lot, and has a minimum right side yard setback of 12.9 feet, a minimum front yard setback of 29.7 feet and a minimum left side yard setback of 10.9 feet.

The petitioners are requesting a Special Permit/Finding that the construction of two 15 foot by 11.5 foot dormers shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. The right side dormer shall have a minimum side yard setback of 13.1 feet, and the left side dormer shall have a minimum side yard setback of 12.6 feet. There shall be no change in the footprint.

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A plot plan dated November 6, 2003, stamped by Douglas W. Amorysick, Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations prepared by Jim Hamlin, and photographs were submitted.

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

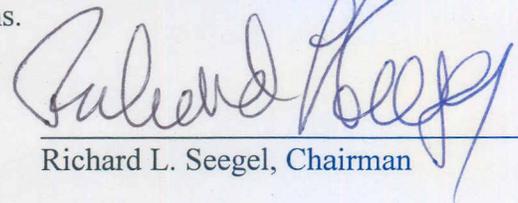
It is the finding of this Authority that construction of the two 15 foot by 11.5 foot dormers, with a minimum right side yard setback of 13.1 feet and a minimum left side yard setback of 12.6 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure as the dormers shall neither intensify the existing nonconformance, nor shall they create new nonconformity as there shall be no change in the footprint.

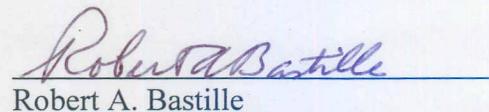
Therefore, a Special Permit is granted for the construction of the two dormers, as voted unanimously by this Authority at the Public Hearing, in accordance with the submitted plot plan and construction drawings.

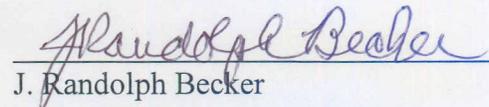
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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  
edg

  
Richard L. Seegel, Chairman

  
Robert A. Bastille

  
J. Randolph Becker

2003 DEC 17 A 9:04  
WELLESLEY MA 02482  
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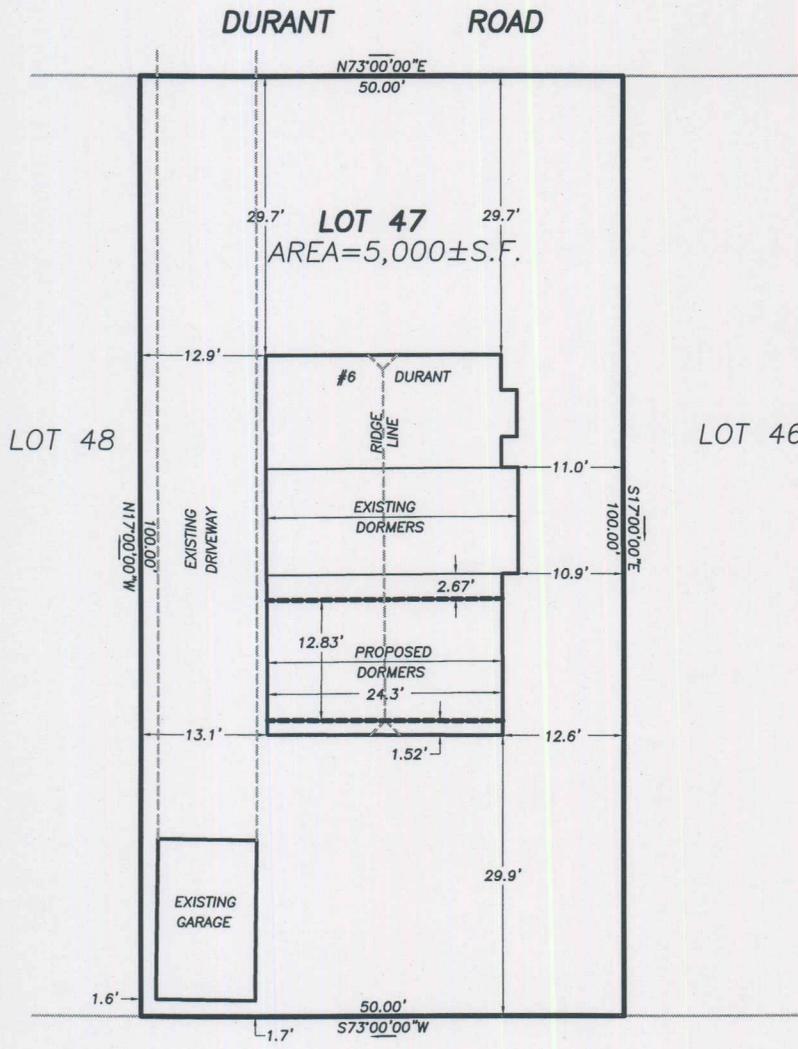
I HEREBY CERTIFY THAT THE EXISTING BUILDINGS ARE LOCATED ON THE PARCEL AS SHOWN.

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2003 NOV 17 A 11:38

*Douglas W. Andryszak*  
PROFESSIONAL LAND SURVEYOR

11/6/03  
DATE



RECORD OWNER:  
TIMOTHY F., IV & JESSICA H. COLLINS  
6 DURANT ROAD  
WELLESLEY, MA 02482

ZONING DISTRICT: SINGLE RESIDENCE-10

	REQUIRED	PROVIDED
MIN. LOT AREA	10,000 S.F.	5,000 S.F.
MIN. FRONTAGE	60'	50.00'
MAX. LOT COVERAGE	25%	23.7%

SETBACKS		
FRONT:	30'	29.7'
SIDE:	20'	10.9'
REAR:	10'	29.9'

SQUARE FOOT BREAKDOWN  
LOT SIZE: 5,000 S.F.  
PROPOSED HOUSE FOOTPRINT: 1,011 S.F.  
PROPOSED GARAGE FOOTPRINT: 174 S.F.

ELEVATION BREAKDOWN  
FIRST FLOOR ELEVATION = 100.00'(ASSUMED DATUM)

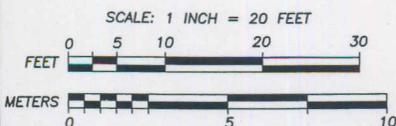
PLAN REFERENCE:  
PLAN BOOK 638-607

LOT 42

## CERTIFIED PLOT PLAN

6 DURANT ROAD  
WELLESLEY, MASSACHUSETTS

PREPARED FOR: TIMOTHY F. IV & JESSICA H. COLLINS  
6 DURANT ROAD, WELLESLEY, MA 02482  
SCALE: 1 INCH = 20 FEET DATE: NOVEMBER 6, 2003



97 GREAT ROAD  
P.O. BOX 666  
ACTON, MA 01720  
PH. (978) 263-3666  
FAX (978) 635-0218

JOB#