

Mr. Sheffield said that some of the objectors expressed concern that there may be other things stored under the carport other than a car.

Mr. Seegel said that the reduced size of the carport was not sufficient to remove the neighbors' objections.

Ms. Shivers said that she stood at the end of the driveway and she could not see the front door of 24 or 28 Pine Street because of the trees.

Mr. Seegel said that the Board has to find that increasing the nonconformity is not more detrimental to the neighborhood. He said that the neighbors across the street do think that it will be detrimental to the neighborhood.

Ms. Shivers said that the design is harmonious with the house, enhances the neighborhood and is more attractive than looking at cars without a covering or a garage.

Ms. Shivers said that the objecting neighbors' original concern was that a carport was proposed, not a garage. She said that the concern now is what would be put under the carport.

Mr. Seegel said that the house had a garage when it was purchased. He said that the Petitioner elected to enclose the garage to create interior space. He said that there is a lot of objection from the neighbors. He said that he was unable to make a finding that the proposal would not be more detrimental to the neighborhood.

Ms. Shivers said that it is an odd house. She said that in order to make the house livable even for a small family, they made changes to it.

Mr. Seegel said that the Board has to deal with what is before it.

Mr. Becker said that a car will fit under the carport but the driver will be unable to get out of the driver's side door to the kitchen door because the bulkhead is there. Ms. Shivers said that will have to be changed. Mr. Becker said that creates storage space around the kitchen door.

Mr. Becker said that construction in the setback area is a serious issue. He questioned whether the proposed carport would achieve the desired goal without being substantially more detrimental to the neighborhood.

Ms. Shivers said that the goal is to cover the car and the walkway to the kitchen door. She said that it is not proposed for storage.

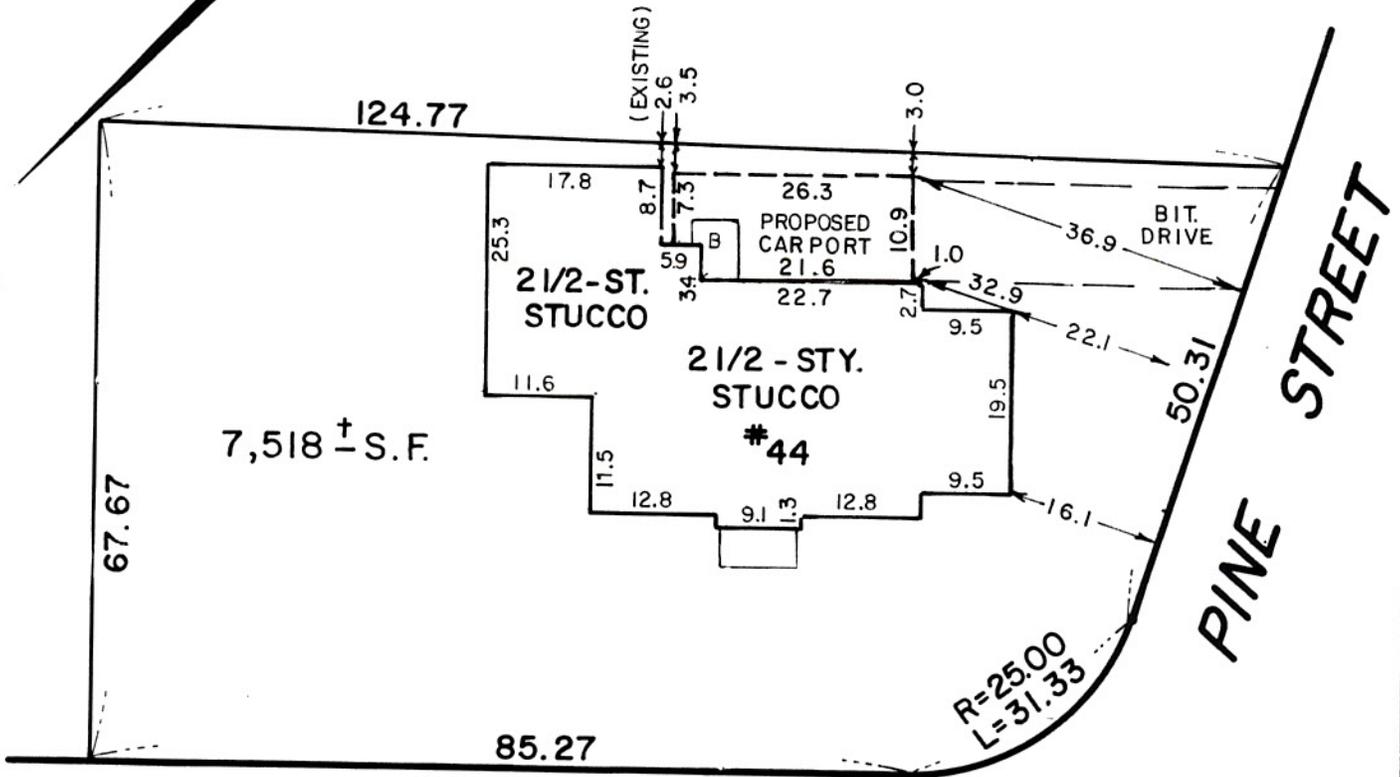
Mr. Becker asked what the justification would be for building the carport 3 feet from the lot line.

Mr. Seegel asked if there was anyone present who wished to speak to the petition.

Mr. Sheffield said that a conforming carport could be built on the left side of the house where the garage used to be. Ms. Shivers said that there would be no way to access it there.

Mr. Sheffield moved that the Board allow the Petitioner to withdraw the petition without prejudice. Mr. Becker seconded. The Board voted unanimously to allow the Petitioner to withdraw the petition without prejudice.

ASSESSORS REF. = MAP 52 , PARCEL 60
 BUILDING ZONE = SR 15,000± S.F.
 EXISTING LOT COVERAGE = 19.6% (1,475 ± S.F.)
 PROPOSED LOT COVERAGE = 23.2% (1,745 ± S.F.)
 LOT AREA = 7,518 ± S.F.



BAY STATE ROAD

PINE STREET

RECEIVED
 TOWN CLERK'S OFFICE
 WELLESLEY MA 02482
 2007 MAY 23 A 11:57

[Handwritten signature]

PLAN OF LAND
 IN
WELLESLEY, MASS.

SCALE: 1" = 20'
 ESSEX ENGINEERING & SURVEY, INC.
 617-797-7342

APRIL 3, 2007
 NEWTON, MASS.
 REVISED: MAY 8, 2007