

**ZONING BOARD OF APPEALS**

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

RICHARD L. SEEDEL, CHAIRMAN
CYNTHIA S. HIBBARD
DAVID G. SHEFFIELDLENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208J. RANDOLPH BECKER, VICE CHAIRMAN
ROBERT W. LEVY
DAVID L. GRISSINO

ZBA 2010-80
Petition of Jorgen & Debra Lynn Hansen
32 Beverly Road

Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on Thursday, October 7, 2010 at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the petition of JORGEN & DEBRA LYNN HANSEN requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a 161.1 square foot one-story addition with less than required right side yard setbacks, and construction of a 95 square foot deck that will meet all setback requirements, in a 10,000 square foot Single Residence District, at 32 BEVERLY ROAD, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On September 21, 2010, 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 were Debra Lynn Hansen and Jorgen Hansen (the "Petitioner"), who said that the request is for a Special Permit to extend an existing nonconformity. Ms. Hansen said that the plan is to put a small addition on the back of the garage. She said that the house is 70 years old. She said that the garage is approximately 18 feet from the property line. She said that the addition will extend 8.5 feet behind the garage. She said that it will be bayed so that it will not come out straight from the garage. She said that the addition will become conforming within two to three feet. She said that they have lived in the house for 15 years and have been thinking about building the addition for the past five years.

The Board said that the addition will fit in well.

The Board said that the two existing nonconformities are the left and right side yard setbacks.

There was no one present at the Public Hearing who wished to speak to the petition.

Statement of Facts

The subject property is located at 32 Beverly Road, on a 10,000 square foot lot, with a minimum left side yard setback of 15.3 feet and a minimum right side yard setback of 17.8 feet.

The Petitioner is requesting a Special Permit/Finding that construction of a 161.1 square foot one-story addition with less than required right side yard setbacks, and construction of a 95 square foot deck that will meet all setback requirements, in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated 9/3/10, stamped by stamped by Joyce E. Hastings, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 8/16/10, prepared by Jay Hollis & Associates, and photographs were submitted.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

It is the opinion of this Authority that although construction of a 161.1 square foot one-story addition with less than required right side yard setbacks, and construction of a 95 square foot deck that will meet all setback requirements is increasing a nonconformity, such increase shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Therefore, a Special Permit is granted for construction of a 161.1 square foot one-story addition with less than required right side yard setbacks, and construction of a 95 square foot deck that will meet all setback requirements, 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.

If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time-stamped on this decision.

ZBA 2010-80
Petition of Jorgen & Debra Lynn Hansen
32 Beverly Road

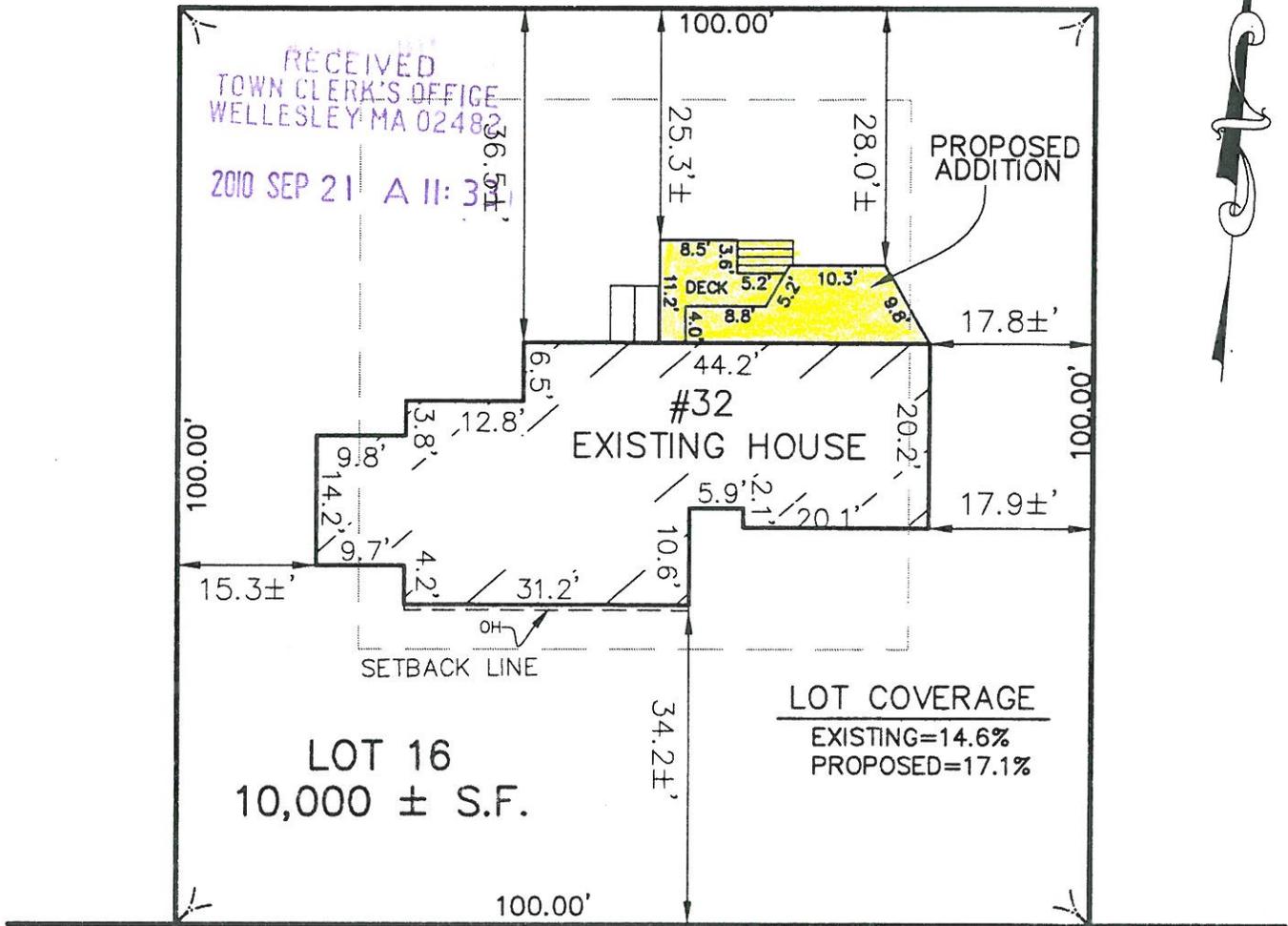
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.

J. Randolph Becker, Acting Chairman

Robert W. Levy

David L Grissino

cc: Planning Board
Inspector of Buildings
lrm



BEVERLY ROAD

I CERTIFY THAT THE BUILDING ON THIS PROPERTY IS LOCATED AS SHOWN ABOVE



SEPT. 3, 2010
DATE

PROFESSIONAL LAND SURVEYOR

PLOT PLAN OF LAND
IN
WELLESLEY, MASSACHUSETTS

SCALE : 1" = 20' SEPT. 3, 2010

GLM ENGINEERING CONSULTANTS INC.
19 EXCHANGE STREET
HOLLISTON, MASS. 01746
(508) 429-1100

JOB #14179