

**ZONING BOARD OF APPEALS**

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

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ZBA 2010-81
Petition of Helen Robichaud
642 Worcester Street

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 HELEN ROBICHAUD requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a 220.4 square foot deck with less than required left side yard setbacks, in a 10,000 square foot Single Residence District, at 642 WORCESTER STREET, 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 was Helen Robichaud (the "Petitioner"), who said that she is the property owner. She said that the proposal is to build a deck onto the back of the house. She said that there is an existing small deck that is falling apart. She said that she would like to rebuild and extend the deck.

Ms. Robichaud said that the house was built in 1854. She said that there is an existing side porch that appears to have been there since the house was built. She said that the porch has a side yard setback of 17.3 feet. She said that the proposed deck will have a side yard setback of 17.4 feet.

David Olsen, 642 Worcester Street, said that the original structure consisted of the house next door plus the existing house. He said that the house was cut into two and one house was moved to a separate lot on the corner.

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

Statement of Facts

The subject property is located at 642 Worcester Street, on an 11,612 square foot lot, with a minimum left side yard setback of 17.3 feet and a minimum right side yard setback of 13 feet.

The Petitioner is requesting a Special Permit/Finding that construction of a 220.4 square foot deck with less than required left side yard setbacks shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated 9/14/10, stamped by stamped by Bradley J. Simonelli, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 9/9/10, prepared by Ben Dziczek, 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 220.4 square foot deck with less than required left side yard setbacks 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 220.4 square foot deck with less than required left side yard setbacks, 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.

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

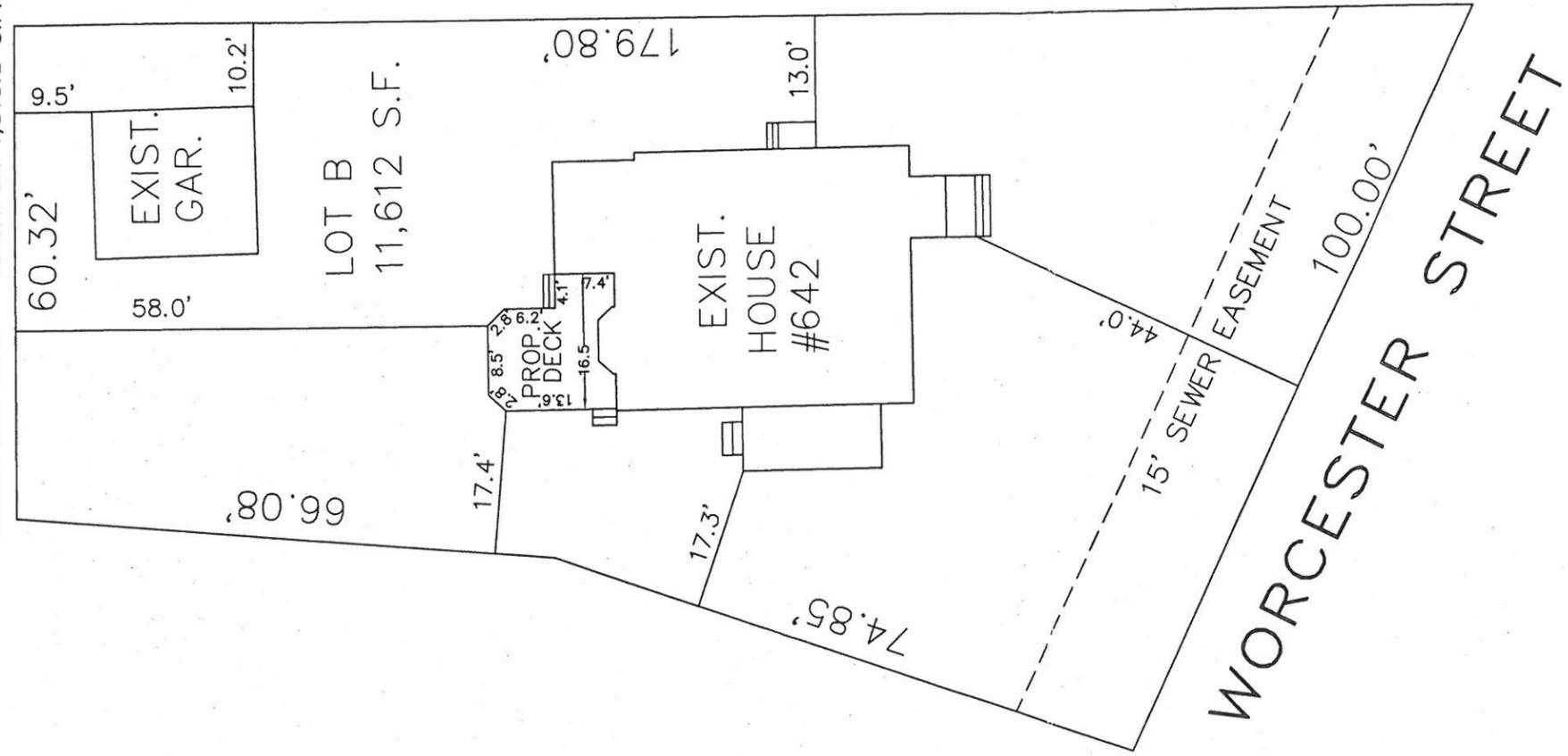
David L Grissino

cc: Planning Board
Inspector of Buildings
lrm

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482

2010 SEP 21 A 11:34

PROP. LOT COV. = 17.5% OR 2,034.2 S.F.
EXIST. LOT COV. = 15.6% OR 1,813.8 S.F.



642 WORCESTER STREET
ZONING BOARD OF APPEALS
PLOT PLAN OF LAND
WELLESLEY, MA

Field Resources, Inc.

LAND SURVEYORS

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AUBURN, MA 508 832 4332
281 CHESTNUT ST.
NEEDHAM, MA. 781 444 5936
fieldresources@hotmail.com

SEPTEMBER 14TH, 2010



1" = 20'

