

**ZONING BOARD OF APPEALS**

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

RICHARD L. SEEGEL, CHAIRMAN
CYNTHIA S. HIBBARD
DAVID G. SHEFFIELDLENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208
web: www.wellesleyma.govJ. RANDOLPH BECKER, VICE CHAIRMAN
ROBERT W. LEVY
DAVID L. GRISSINO

ZBA 2011-28
Petition of Catherine Cotins
17 Belair Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 19, 2011 at 7:15 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of CATHERINE COTINS requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a 4.63 foot by 8.63 foot landing and construction of a 6.02 foot by 17.44 foot one-story addition with less than required front yard setbacks, on a 7,500 square foot corner lot in a district in which the minimum lot size is 10,000 square feet, at 17 BELAIR ROAD, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On April 19, 2011, 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 Catherine Cotins (the "(Petitioner)"), who said that the plan is to extend an addition that was previously put on the back of her home. She said that the addition will be extended six feet towards the rear of the property. She said that the addition will not encroach further to the right or to the left on the property.

Ms. Cotins said that she is proposing to move a landing that is currently at the back to the side of the house.

The Board discussed possible relocation of the bulkhead.

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 17 Belair Road, on a 7,500 square foot corner lot in a district in which the minimum lot size is 10,000 square feet, with a minimum front yard setback to Belair Road of 23.2 feet, a minimum front yard setback to Birch Road of 11.4 feet and a minimum side yard setback of 15.7 feet.

The Petitioner is requesting a Special Permit/Finding that construction of a 4.63 foot by 8.63 foot landing and construction of a 6.02 foot by 17.44 foot one-story addition with less than required front yard setbacks, on a 7,500 square foot corner lot in a district in which the minimum lot size is 10,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated 4/7/11, revised 4/11/11, stamped by Brendan P. Sullivan, Registered Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 4/8/11, prepared by Abeles & Associates, and photographs were submitted.

On May 13, 2011, the Planning Board reviewed the petition and recommended that the Special Permit be granted.

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 4.63 foot by 8.63 foot landing and construction of a 6.02 foot by 17.44 foot one-story addition with less than required front yard setbacks, on a 7,500 square foot corner lot in a district in which the minimum lot size is 10,000 square feet 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 4.63 foot by 8.63 foot landing and construction of a 6.02 foot by 17.44 foot one-story addition with less than required front 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.

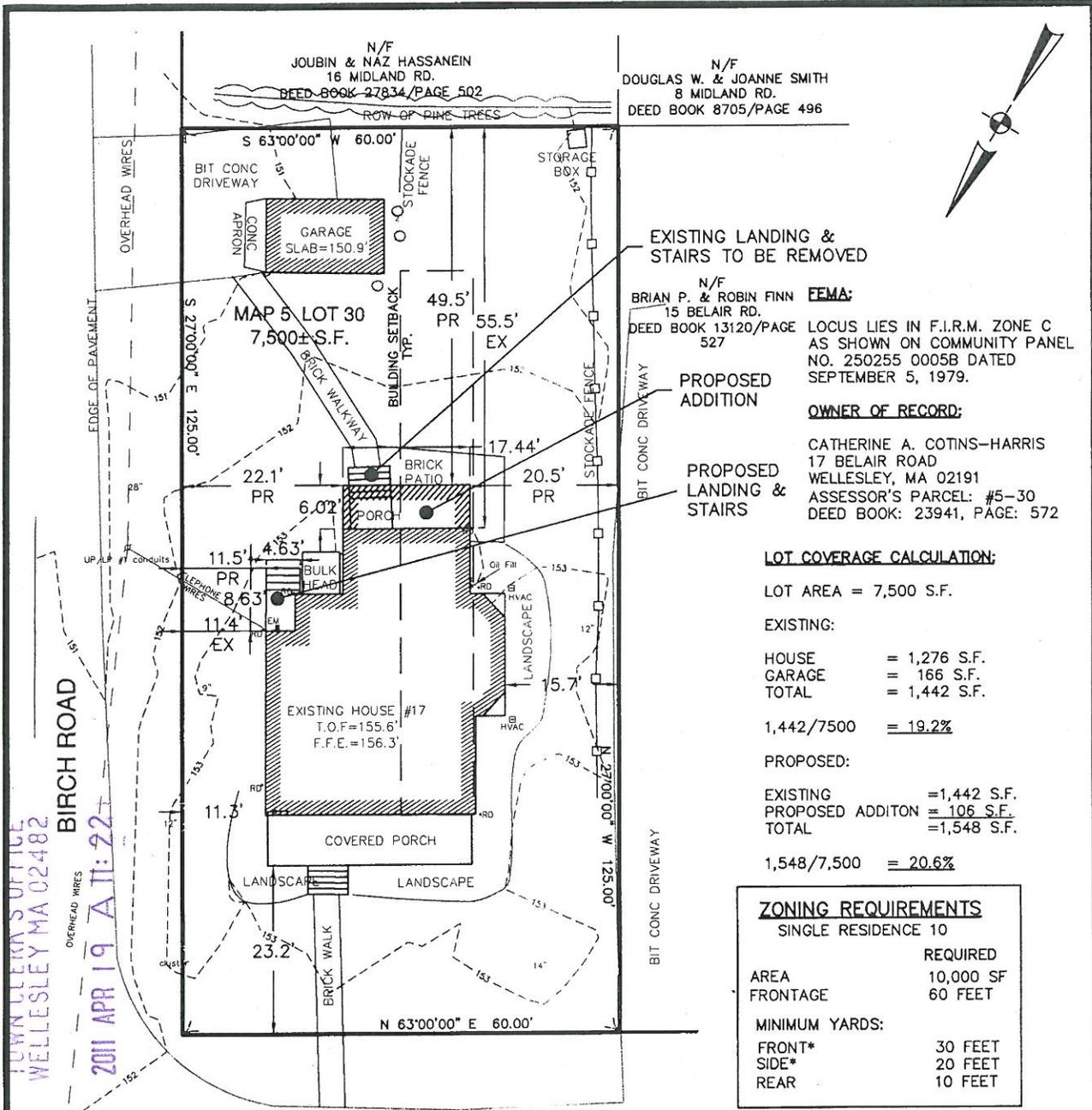
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.

J. Randolph Becker, Acting Chairman

Robert W. Levy

David G. Sheffield

cc: Planning Board
Inspector of Buildings
lrm



N/F
DOUGLAS W. & JOANNE SMITH
8 MIDLAND RD.
DEED BOOK 8705/PAGE 496

N/F
JOUBIN & NAZ HASSANEIN
16 MIDLAND RD.
DEED BOOK 27834/PAGE 502

N/F
BRIAN P. & ROBIN FINN
15 BELAIR RD.
DEED BOOK 13120/PAGE 527

FEMA:
LOCUS LIES IN F.I.R.M. ZONE C
AS SHOWN ON COMMUNITY PANEL
NO. 250255 0005B DATED
SEPTEMBER 5, 1979.

OWNER OF RECORD:
CATHERINE A. COTINS-HARRIS
17 BELAIR ROAD
WELLESLEY, MA 02191
ASSESSOR'S PARCEL: #5-30
DEED BOOK: 23941, PAGE: 572

EXISTING LANDING &
STAIRS TO BE REMOVED

PROPOSED
ADDITION

PROPOSED
LANDING &
STAIRS

LOT COVERAGE CALCULATION:

LOT AREA = 7,500 S.F.

EXISTING:

HOUSE	=	1,276 S.F.
GARAGE	=	166 S.F.
TOTAL	=	1,442 S.F.

1,442/7500 = 19.2%

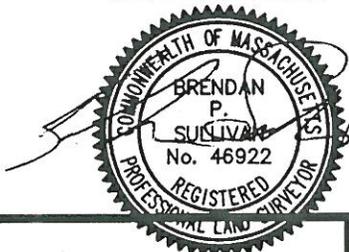
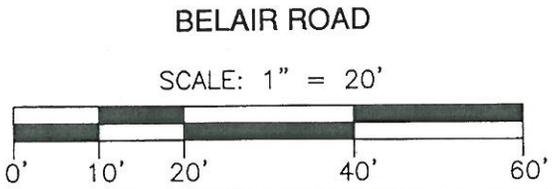
PROPOSED:

EXISTING	=	1,442 S.F.
PROPOSED ADDITION	=	106 S.F.
TOTAL	=	1,548 S.F.

1,548/7,500 = 20.6%

ZONING REQUIREMENTS	
SINGLE RESIDENCE 10	
AREA	REQUIRED 10,000 SF
FRONTAGE	60 FEET
MINIMUM YARDS:	
FRONT*	30 FEET
SIDE*	20 FEET
REAR	10 FEET

RECEIVED
 TOWN CLERK'S OFFICE
 WELLESLEY MA 02482
 2011 APR 19 A 11:22



SITE PLAN		DRAWING NO.
CAVANARO CONSULTING 687 MAIN STREET P.O. BOX 5175 NORWELL, MASSACHUSETTS 02061 PHONE: 781.659.8187 FAX: 781.659.8186	PREPARED FOR: CATHERINE CONTIS-HARRIS 17 BELAIR ROAD WELLESLEY, MA 02482	SP SHEET NO. 1 OF 1 FILENAME: 2\PROJECTS\
	PROJECT NO. : 11009 DATE : 4/7/11 REV. 4/11/11 DRAWN BY : BPS CHECKED BY : JCC	