



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02181-5992

JOHN A. DONOVAN
KENDALL P. BATES
WILLIAM E. POLLETTA

ELLEN D. GORDON
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 208

SUMNER H. BABCOCK
ROBERT A. BASTILLE

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1997 SEP 26 A 8:10

ZBA 97-78
Petition of Ilene Beal
30 Bradford Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 18, 1997 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of ILENE BEAL requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the construction of a 10.9 foot by 6.3 foot gable dormer in the rear roof of her existing nonconforming detached garage, with less than the required left side yard setback, at her property at 30 BRADFORD ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On August 28, 1997, 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 Ilene Beal, who was accompanied by her architect, Joe Delarno. Mr. Delarno said that the garage is sited into the grade of the lot. The house does not have a basement, so there is little available storage space. The dormer will face the front door of the house. A floor will be built to provide a second story in the garage for use as storage.

The Board noted that the Planning Board requested that the new space be used only for storage. The Board would condition the decision on the space being used only for storage.

No other person present had any comment on the petition.

Statement of Facts

The subject garage is located at 30 Bradford Road, in a Single Residence District, on a 24,938 square foot lot and has a minimum left side yard clearance of 16.5 feet.

The petitioner is requesting a Special Permit/Finding that the construction of a 10.9 foot by 6.3 foot gable dormer at the rear of her nonconforming detached garage, with a minimum left side yard clearance of 16.5 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. The gable dormer will have a conforming setback of 23.4 feet from the left side lot line, and no change in the footprint

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will result from the installation.

A Plot Plan dated August 5, 1997, drawn by Clifford E. Rober, Professional Land Surveyor; Floor Plans and Elevations dated 1/30/97, drawn by Alden L. Webster, Registered Professional Structural Engineer; and photographs were submitted.

On September 9, 1997, the Planning Board reviewed the petition and voted to recommend no objection, provided the use of space in the garage is only for storage purposes.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject garage does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

It is the finding of this Authority that the proposed gable dormer will not intensify the existing nonconformance, nor will it create new nonconformity as there will be no change in the garage footprint, and the dormer itself is in compliance with the required 20 foot setback.

Therefore, a Special Permit is hereby granted, as voted unanimously by this Authority at the Public Hearing, to install the proposed garage gable dormer subject to construction in accordance with the submitted plot plan and construction drawings, and with the condition that the new space created by the gable dormer be used only for storage, and not for any other purpose.

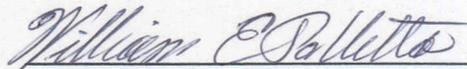
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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.

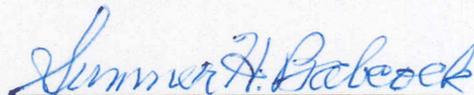
cc: Planning Board
Inspector of Buildings
edg



Kendall P. Bates, Acting Chairman



William E. Polletta



Sumner H. Babcock

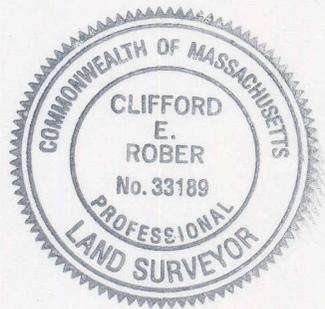
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WELLESLEY, MA 02181
Aug 28 2 08 PM '97

LOT COVERAGE = 5.9%
OWNER: ILENE BEAL
DEED BOOK 5476 PAGE 563

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.



Clifford E. Rober
CLIFFORD E. ROBER, PLS 8/5/97
DATE

PROPOSED PLOT PLAN
#30 BRADFORD ROAD
IN
WELLESLEY, MA
(NORFOLK COUNTY)

SCALE: 1" = 40' DATE: 8/5/1997

H & R SURVEY
1068A MASSACHUSETTS AVENUE
ARLINGTON, MA 02174
(617) 648-5533
*1326PP1.DWG