



ZONING BOARD OF APPEALS

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

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1999 MAY 12 A 8:59

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EXECUTIVE SECRETARY
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ROBERT A. BASTILLE
CYNTHIA S. HIBBARD

ZBA 99-25

Petition of Steven P. Galante and C. Leanne Cowley
15 Ingersoll Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 29, 1999 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 STEVEN P. GALANTE AND C. LEANNE COWLEY requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the following additions to their nonconforming dwelling, with less than the required right side yard setback and front yard setback from WOODLAND ROAD, at 15 INGERSOLL ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure:

1. Demolition of existing porch and stair and construction of a one-story 6.2 foot by 42.8 foot front porch.
2. Construction of a partial second story addition 12.8 feet by 44.5 feet. There will be no change in the footprint. Both additions have less than the required right side yard setback and less than the required front setback from Woodland Road, but will not exceed the existing nonconformance.
3. Demolition of existing stair and construction of a one-story 9.1 foot by 5.1 foot kitchen expansion with less than the required right side yard setback.

On April 12, 1999, the petitioners 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 Steven Galante, who was accompanied by his brother, Ted Galante, the project architect. Mr. Galante said that they had been before the Board in February. At that time, the Board was concerned that the front porch extended too far forward. They have revised the plan so that the porch projects no closer than the existing porch to the front property line. The second story also has been pulled back proportionately.

Ted Galante presented a drawing of the location of the subject house, as well as the four houses to the right and one to the left on Ingersoll Road. There are two homes that are closer to Ingersoll Road than the subject house. He also presented pictures of homes in the area that had second story dormers and full length front porches. The petitioners' intent is to make their house conform to the neighborhood. The Board asked that a copy of the setback drawing be submitted to the Board of Appeals and included in the file.

The Board noted that the Planning Board had no objection to the request.

No other person present had any comment on the petition.

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Statement of Facts

The subject property is located at 15 Ingersoll Road, in a Single Residence District, on a 13,590 square foot lot, and has a minimum front clearance of 24.7 feet from Woodland Road, and a minimum right side yard clearance of 6.7 feet.

The petitioners are requesting a Special Permit/Finding that the following additions will not be substantially more detrimental to the neighborhood than their existing nonconforming structure:

1. Demolition of existing nonconforming porch and stair, and construction of a one-story 6.2 foot by 42.8 foot front porch which will have a minimum right side yard setback of 12.7 feet and a minimum front yard clearance of 24.7 feet from Woodland Road.
2. A partial second story addition 12.8 feet by 44.5 feet which will have a minimum right side yard clearance of 12.7 feet and a minimum front yard clearance of 24.7 feet from Woodland Road.
3. Demolition of existing stair and construction of a one-story 9.1 foot by 5.1 foot kitchen expansion, which will have a minimum right side yard clearance of 6.7 feet.

A Plot Plan dated March 17, 1999, drawn by James J. Abely, Professional Land Surveyor; Floor Plans and Elevations dated March 3, 1999, drawn by Ted Galante; and photographs were submitted.

On April 27, 1999, the Planning Board reviewed the petition and had no objection to the granting of the request.

Decision

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

It is the Finding of this Authority that none of the proposed additions will be substantially more detrimental to the neighborhood than the existing nonconforming structure, as they will neither intensify the existing nonconformance, nor will they create new nonconformity.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the required demolition and construction of the one-story porch, partial second story addition, and one-story kitchen expansion, subject to construction 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.

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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

Kendall P. Bates

Kendall P. Bates, Chairman

Robert A. Bastille

Robert A. Bastille

Cynthia S. Hibbard

Cynthia S. Hibbard

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PLOT PLAN

PROPERTY ADDRESS: 15 INGERSOLL ROAD, WELLESLEY

SCALE: 1 IN.=30 FT.

DATE: MARCH 17, 1999

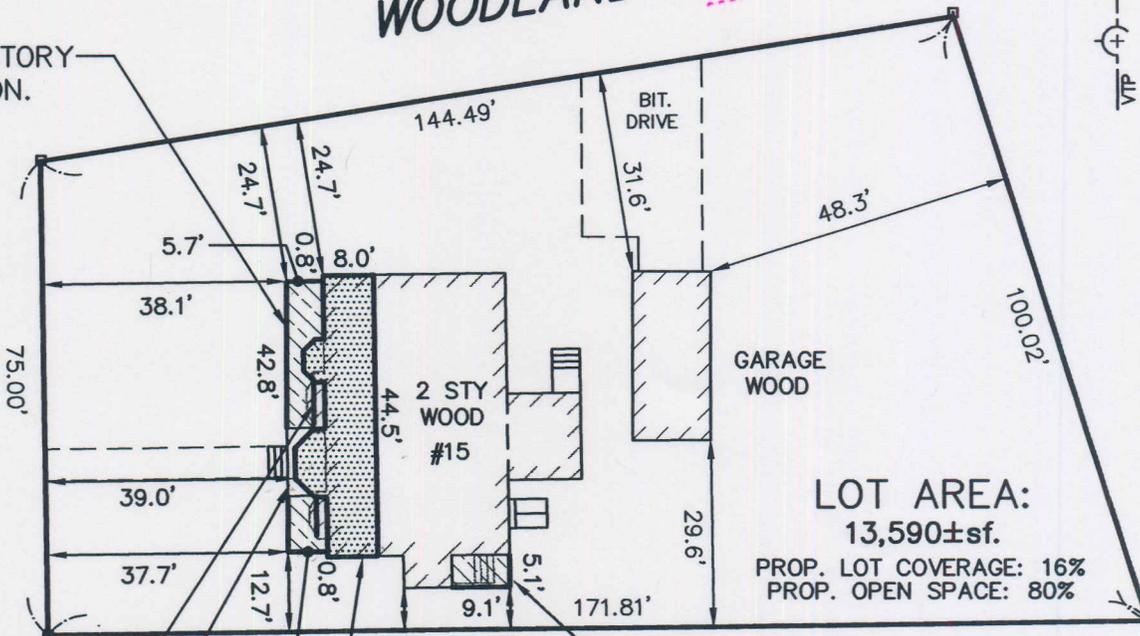
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WOODLAND ROAD

INGERSOLL ROAD



PROPOSED 1 STORY PORCH ADDITION.



LOT AREA:
 13,590±sf.

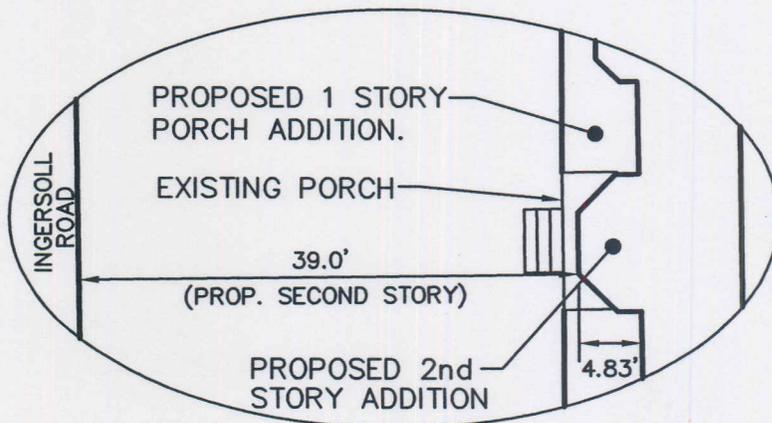
PROP. LOT COVERAGE: 16%
 PROP. OPEN SPACE: 80%

LINE OF FIRST FLOOR

EXISTING PORCH AND STEPS TO BE REPLACED BY WOOD CONSTRUCTION

PROPOSED 2nd STORY ADDITION

PROPOSED 1 STORY ADDITION. REMOVE EXISTING STEPS



SECOND STORY FRONT SETBACK

I hereby certify that the building on this plan is located on the ground as shown and is not located within a special flood hazard area as determined from F.E.M.A. flood insurance map.

Community Panel No. 250255 0005 B
 Dated: 09/05/79

REGISTRY OF DEEDS: Norfolk
 DEED REF: BOOK 10911 PAGE 44 CERT.
 PLAN REF: Book 1561 Page 373

VTP ASSOCIATES, INC.
 Surveyors - Civil Engr's.
 958 WATERTOWN STREET
 WEST NEWTON, MA 02165
 TEL. (617) 332-8271
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