

TOWN OF WELLESLEY



MASSACHUSETTS

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02181

1999 AUG 10 A 8:53

## ZONING BOARD OF APPEALS

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

KENDALL P. BATES, CHAIRMAN  
WILLIAM E. POLLETTA, VICE CHAIRMAN  
RICHARD L. SEEDEL

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

ROBERT A. BASTILLE  
CYNTHIA S. HIBBARD  
ROBERT W. LEVY

ZBA 99-57

Petition of Walter D. and Karen H. Jones  
21 Earle Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 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 WALTER D. AND KAREN H. JONES requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the raising of the ridge line of the roof 9.5 feet above their nonconforming garage, with less than the required left side yard setback, to accommodate a 25 foot by 19.1 foot second story addition, at their nonconforming dwelling with less than the required left side yard setback, at 21 EARLE ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On July 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 Karen Jones, who said that the second floor addition will not encroach on the left side lot line any more than the existing garage, and that the left side abutter is in support of the petition.

No other person present had any comment on the petition.

### Statement of Facts

The subject property is located at 21 Earle Road, in a Single Residence District, on an 11,616 square foot lot, and has a minimum left side yard setback of 15.3 feet from the left rear corner of the garage and a minimum front yard setback of 26.7 feet from Cleveland Road.

The petitioner is requesting a Special Permit/Finding that the raising of the garage roof 9.5 feet to accommodate a 25 foot by 19.1 foot second story addition with a minimum left side yard clearance of 15.3 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated July 6, 1999, drawn by Paul J. Sawtelle, Registered Land Surveyor; Existing and Proposed Floor Plans and Elevations dated June 25, 1999, drawn by Deborah McPhee, R.A. of Architecture/Interiors; and photographs were submitted.

ZBA 99-57  
Petition of Walter D. and Karen H. Jones  
21 Earle Road

---

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.

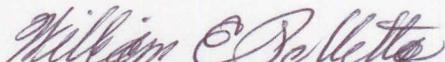
It is the finding of this Authority that the proposed raising of the garage roof 9.5 feet and construction of the 25 foot by 19.1 foot second story addition above said nonconforming garage with a minimum left side yard clearance of 15.3 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, as the second story addition will neither intensify the existing nonconformance, nor will it create new nonconformity.

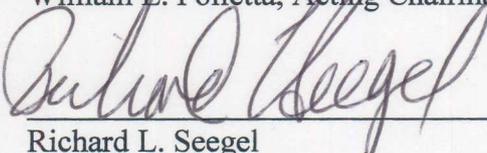
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, to raise the garage roof 9.5 feet and construct a second story 25 foot by 19.1 foot addition, subject to construction in accordance with the submitted plot plan and construction drawings.

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.

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

  
\_\_\_\_\_  
William E. Polletta, Acting Chairman

  
\_\_\_\_\_  
Richard L. Seegel

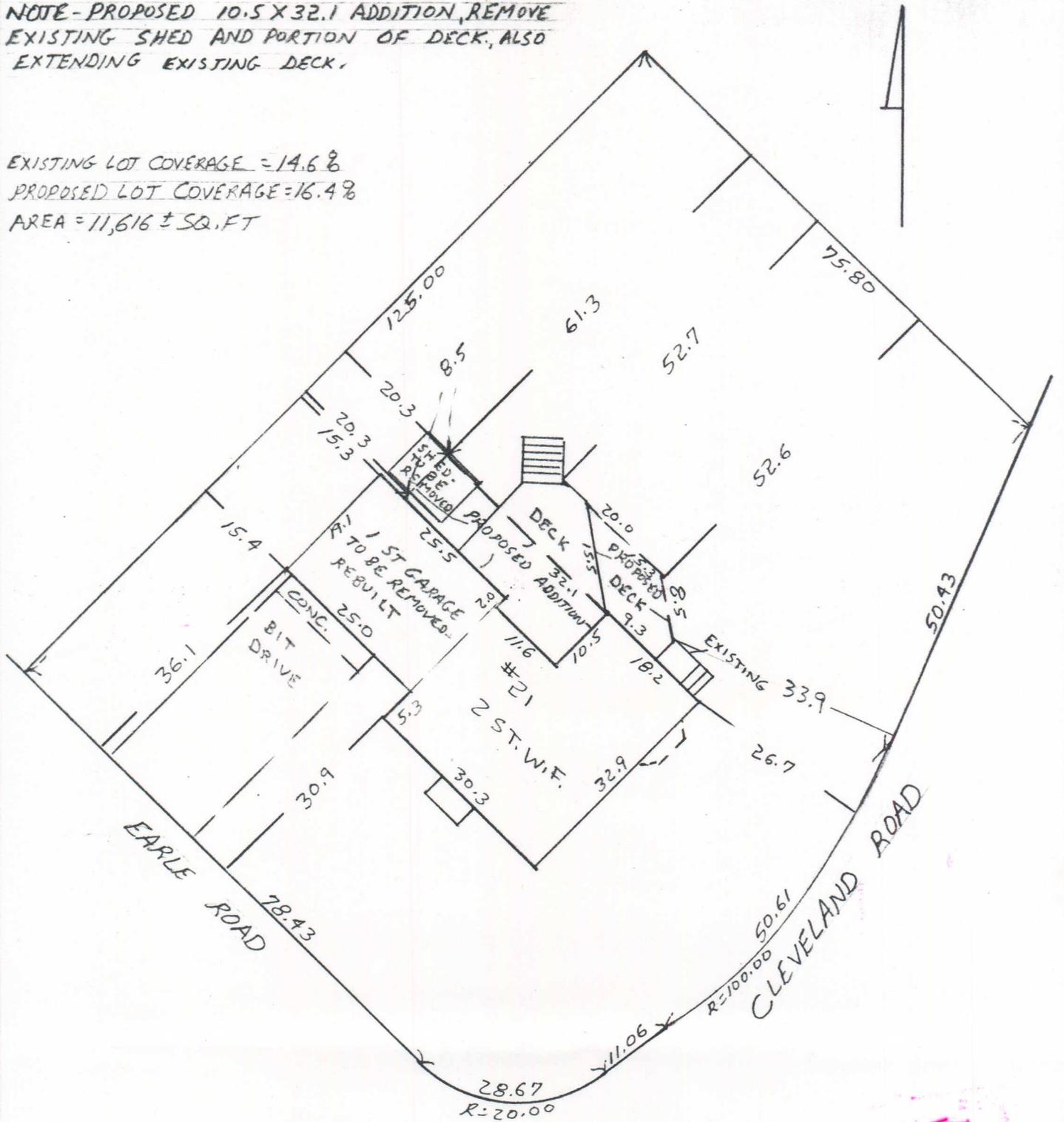
  
\_\_\_\_\_  
Robert A. Bastille

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02181  
1999 AUG 10 A 8:53

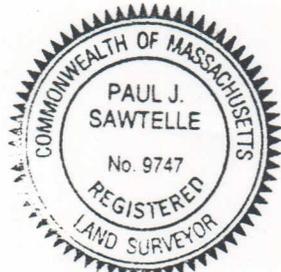
NOTE - TEARDOWN EXISTING GARAGE + REBUILD  
ON EXISTING FOOTPRINT WITH 2ND STORY ADDITION

NOTE - PROPOSED 10.5 X 32.1 ADDITION, REMOVE  
EXISTING SHED AND PORTION OF DECK, ALSO  
EXTENDING EXISTING DECK.

EXISTING LOT COVERAGE = 14.6 %  
PROPOSED LOT COVERAGE = 16.4 %  
AREA = 11,616 ± SQ. FT



RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02181  
1999 JUL 12 A 9:53



Paul Sawtelle

PLAN OF LAND  
IN  
WELLESLEY, MASS.  
SCALE 1" = 20' JULY 6, 1999  
MASS BAY SURVEY INC.  
NEWTON, MASS.