

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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2000 JUN 13 A 8:23

ROBERT A BASTILLE
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ZBA 2000-37
Petition of James and Joanne Martel
78 Parker Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 25, 2000 at 7:30 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of JAMES AND JOANNE MARTEL requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the following construction that their nonconforming dwelling with less than the required left and right side yard setbacks at 78 PARKER ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure:

1. Demolition of existing nonconforming one-story 8.1 foot by 12.6 foot study and construction of a one-story 8.2 foot by 25 foot addition with less than the required right side yard setback.
2. Demolition of existing nonconforming 9.5 foot by 19.1 foot one-story garage and construction of a new 9.5 foot by 24 foot one-story garage with less than the required left side yard setback.

On May 8, 2000, 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 Larry Young, the project builder, representing the Martels, who were also present. Mr. Young said the Martels were requesting to demolish the garage, rebuild it in the same location, but make it 5 feet deeper. The roof line would be changed so the gable faces the side. The additional length would allow connection to the proposed conforming addition at the rear.

Mr. Young said that there is an existing study on the right side, which is in need of repair. They would like to reconstruct it and extend it back to allow for a staircase to the basement. Neither addition would be more nonconforming than the existing structures.

The Board commented that the Planning Board had no objection to the petition.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 78 Parker Road, in a Single Residence District, on a 15,193 square foot lot, and has a minimum right side yard setback of 14.7 feet and a minimum left side yard setback of 17.1 feet.

ZBA 2000-37
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78 Parker Road

The petitioners are requesting a Special Permit/Finding that the demolition of an existing nonconforming 9.5 foot by 19.1 one car garage with a minimum left side yard clearance of 17.2 feet and construction of a one-story 9.5 foot by 24 foot one car garage with the same minimum left side yard clearance; and the demolition of an existing one-story 12.6 foot by 8.1 foot study with a minimum right side yard clearance of 14.7 feet and construction of an 8.2 foot by 25 foot one-story addition with the same minimum right side yard clearance shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated March 31, 2000, revised April 28, 2000, drawn by Bruce Bradford, Registered Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations drawn by Studio Twenty-Six Architects; and photographs were submitted.

On May 23, 2000, the Planning Board reviewed the petition and had no objection to either project as the nonconformance of the existing structures on both sides would not be increased by the reconstructed additions.

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 demolition of the existing nonconforming structures and construction of the two nonconforming additions will neither intensify the existing nonconformance nor will they create new nonconformity as neither addition will be closer to the respective side line than the existing structure.

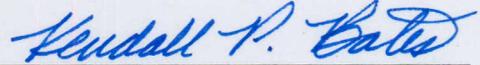
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for demolition of the study and garage, and construction of the two one-story additions with less than the respective side line setbacks in accordance with the submitted plot plan and construction drawings.

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.

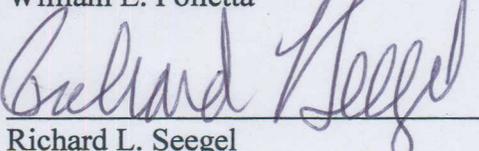
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK.

Cc: Planning Board
Inspector of Buildings
edg

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Kendall P. Bates, Chairman

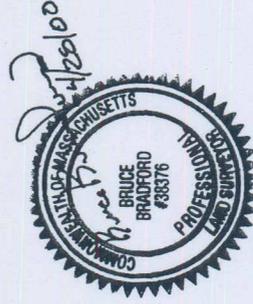

William E. Polletta


Richard L. Seegel

PLAN OF LAND IN
WELLESLEY, MA.

78 PARKER STREET
PROPOSED ADDITION

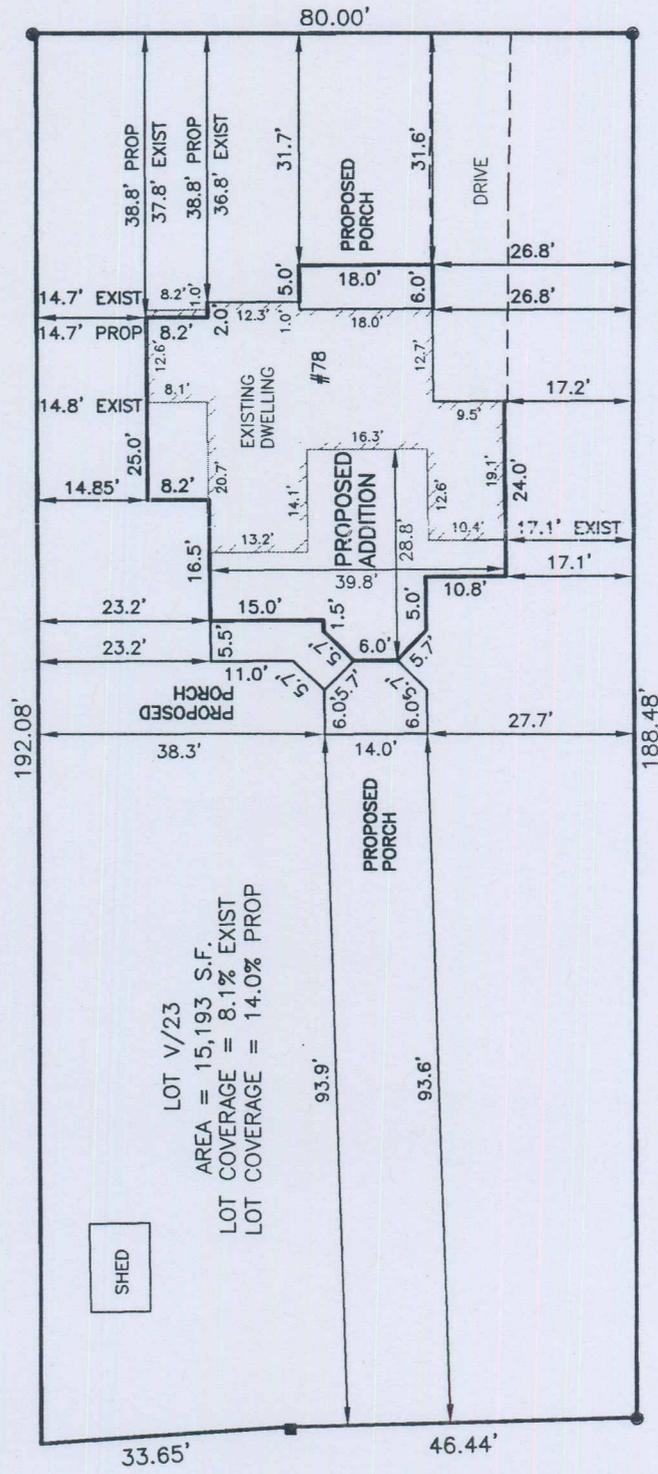
SCALE 1 IN. = 20 FT
MARCH 31, 2000
REVISED APRIL 28, 2000



EVERETT M. BROOKS
COMPANY
ENGINEERS & SURVEYORS
49 LEXINGTON STREET
WEST NEWTON MA 02465
(617) 527-8750

PROJECT NO. 20052boa-Ap29

PARKER ROAD



SHED

LOT V/23
AREA = 15,193 S.F.
LOT COVERAGE = 8.1% EXIST
LOT COVERAGE = 14.0% PROP

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