

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

2000 JUN 13 A 8:26

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

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ROBERT A. BASTILLE  
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ROBERT W. LEVY

ZBA 2000-41  
Petition of Robert J. and Wende Shupe  
3 Dexter 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 ROBERT J. AND WENDE SHUPE requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the construction of a 22 foot by 18 foot two-story addition, with less than the required left side yard setback, at the rear of their nonconforming dwelling with less than the required left and front yard setbacks at 3 DEXTER ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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 Wende Shupe, who said that they have a nonconforming house, but that the addition will not be more nonconforming.

The Board commented that the Planning Board had no objection to the request as the encroachment of the addition would be far less than that of the existing dwelling.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 3 Dexter Road, in a Single Residence District, on a 6,614 square foot lot and has a minimum left side yard clearance of 10.6 feet and a minimum front yard clearance of 21.4 feet.

The petitioners are requesting a Special Permit/Finding that the construction of a 22 foot by 18 foot two-story addition with a minimum left side yard clearance of 15 feet shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated April 14, 2000, drawn by Paul J. DeSimone, Registered Land Surveyor; Existing and Proposed Floor Plans and Elevations; and photographs were submitted.

On May 23, 2000, the Planning Board reviewed the petition, and had no objection to the granting of the request.

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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 two-story 18 foot by 22 addition shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure as it will neither intensify the existing nonconformance, nor will it create new nonconformance as it will encroach 4.4 feet less than the existing nonconforming dwelling on the left side line.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the construction of the two-story addition 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 TOWN CLERK.

Cc: Planning Board  
Inspector of Buildings  
edg

*Kendall P. Bates*

Kendall P. Bates

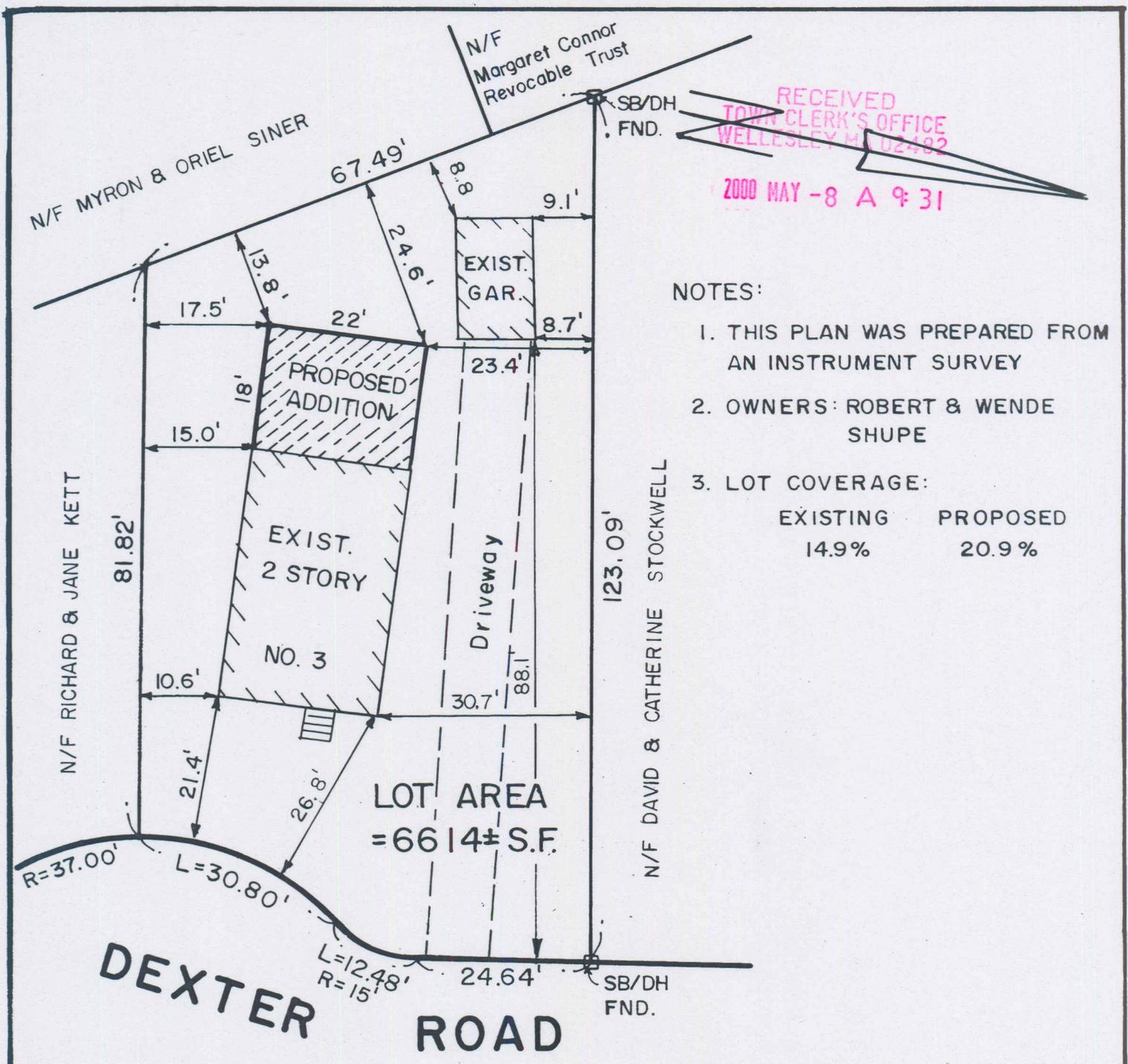
*William E. Polletta*

William E. Polletta

*Richard L. Seegel*

Richard L. Seegel

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NOTES:

1. THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY
2. OWNERS: ROBERT & WENDE SHUPE
3. LOT COVERAGE:
 

EXISTING	PROPOSED
14.9%	20.9%

LOT AREA  
= 6614± S.F.

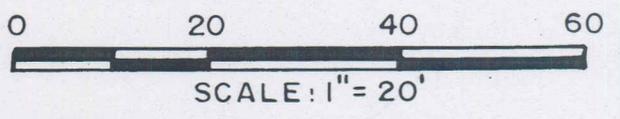
**DEXTER ROAD**



I CERTIFY THAT THE PROPOSED ADDITION IS NOT IN CONFORMANCE WITH THE SETBACK REQUIREMENTS OF THE TOWN OF WELLESLEY

*Paul J. DeSimone*

**CERTIFIED PLOT PLAN  
SHOWING PROPOSED ADDITION  
IN  
WELLESLEY, MA**



**APRIL 14, 2000**

CAMERON BROTHERS, INC.  
11 TOURO AVE. MEDFORD, MA 02155  
(781) 324-9566 (781) 321-2501 (FAX)