

TOWN OF WELLESLEY



MASSACHUSETTS

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482

ZONING BOARD OF APPEALS

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

2000 JUN 28 A 8:18

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 2000-48  
Petition of Frederick W. and Catherine J. Keuthen  
33 Martin Road

---

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 15, 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 FREDERICK W. AND CATHERINE J. KEUTHEN requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the demolition of their existing nonconforming 10.4 foot by 19.1 foot one-story garage, with less than the required left side yard setback, and construction of a two-story addition with the same dimensions, having a garage on ground level and living space above, at their nonconforming dwelling with less than the required left side yard setback, at 33 MARTIN ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. There will be no change in the footprint.

On May 30, 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 Frederick Keuthen, who was accompanied by his wife, Catherine. Mr. Keuthen said they would like to demolish their one-car garage and rebuild the garage with living space above it. The setback from the left side lot line will not change as the footprint will not change.

The Board commented that the Planning Board recommended denial of the request as the addition would be located 11.4 feet from the left side line and about 24 feet from the abutting house. The increased height and introduction of the living space that close to the abutter would be more detrimental to the neighborhood than the existing garage.

The Board further stated that the front entryway was being brought out closer to the street. Mr. Keuthen said that the entryway would be minimally closer, but does not require any relief as it will not be closer than 25 feet from the property line. The neighbors on both sides have been consulted as to the changes.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 33 Martin Road, in a Single Residence District, on a 10,001 square foot lot and has a minimum left side yard clearance of 11.4 feet.

ZBA 2000-48  
Petition of Frederick W. and Catherine J. Keuthen  
33 Martin Road

The petitioners are requesting a Special Permit/Finding that the demolition of an existing one-story 10.4 foot by 19.1 foot garage with a minimum left side yard clearance of 11.4 feet and construction of a two-story addition with the same dimensions and the same left side yard clearance, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. There will be no change in the footprint.

A Plot Plan dated April 26, 2000, drawn by Paul J. Sawtelle, Registered Land Surveyor; Existing and Proposed Floor Plans and Elevations dated April 24, 2000, drawn by Constantine Cacos, Registered Architect; and photographs were submitted.

On June 6, 2000, the Planning Board reviewed the petition and recommended denial for the reasons stated at the Public Hearing.

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 one-story nonconforming garage and construction of a two-story addition with the same footprint and setback from the left side lot line, shall not be substantially more detrimental to the neighborhood as the existing nonconformance will not be intensified nor will new nonconformity be created, as there will be no change in the footprint.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for demolition and construction of the two-story addition in accordance with the submitted plot plan and construction drawings.

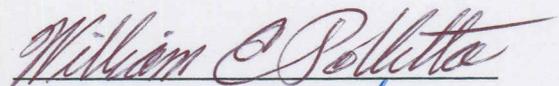
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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 THE TOWN CLERK.

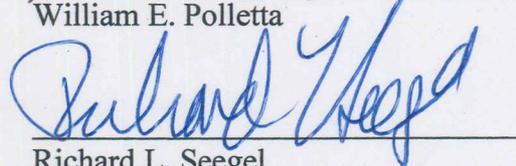
Cc: Planning Board  
Inspector of Buildings  
edg



Kendall P. Bates, Chairman



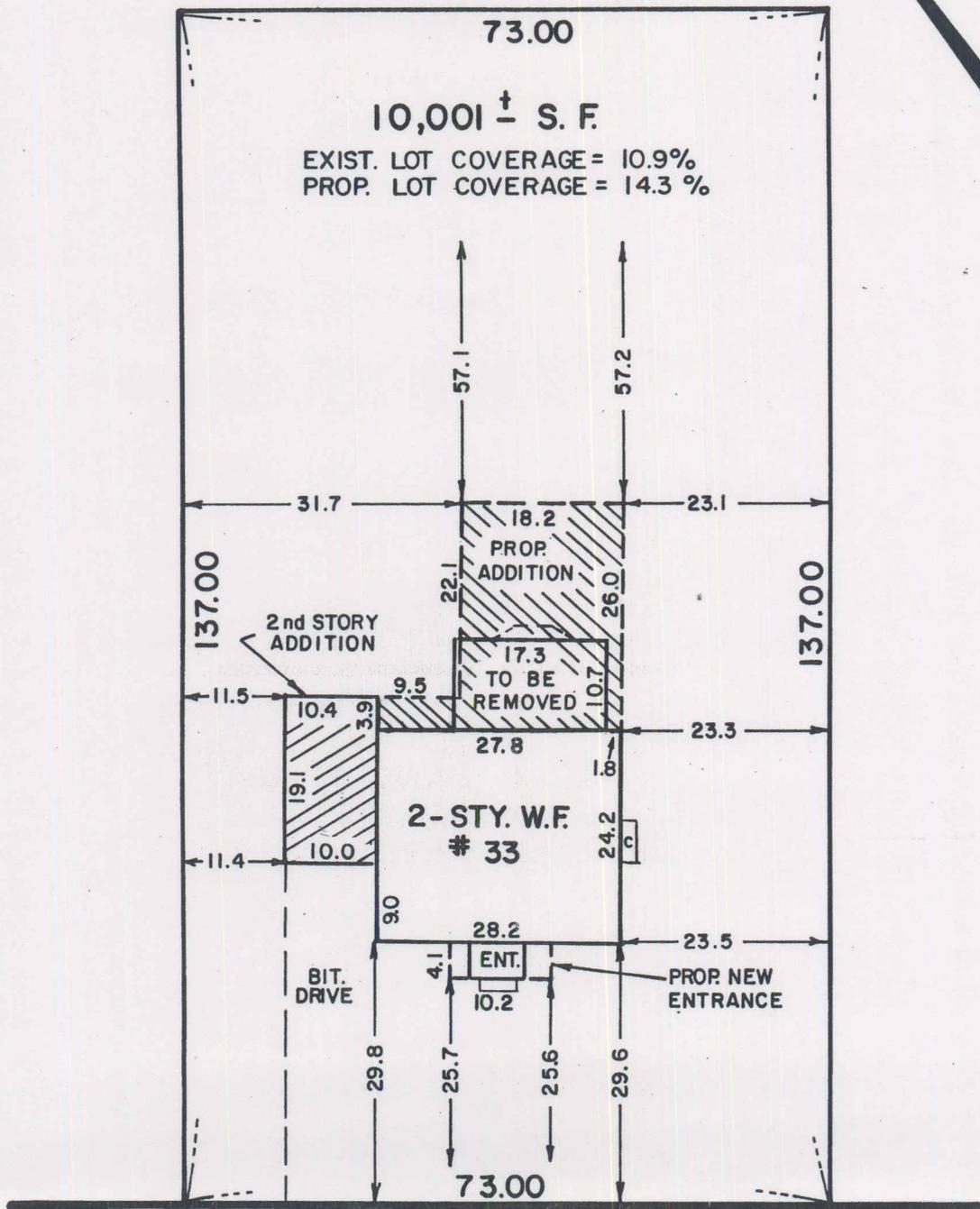
William E. Polletta



Richard L. Seegel

RECORD OWNER:

FREDERICK & CATHERINE  
KEUTHEN



MARTIN ROAD

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2000 MAY 30 A 9:18



PLAN OF LAND  
IN

WELLESLEY, MASS.

SCALE: 1" = 20'  
MASS BAY SURVEY, INC.

APRIL 26, 2000  
NEWTON, MASS.

*Paul Sawtelle*