

TOWN OF WELLESLEY



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2000 AUG 10 A 11: 28

ZONING BOARD OF APPEALS

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

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ZBA 2000-62
Petition of Maureen Febiger
24 Crescent Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 27, 2000 in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of MAUREEN FEBIGER requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the demolition of an existing nonconforming porch, deck and bulkhead, and construction of a 2 foot by 18 foot one-story kitchen expansion and a 6 foot by 1.5 foot bay window, both of which having less than the required front setback from PROSPECT STREET, at her nonconforming dwelling with less than the required front setback from PROSPECT STREET, at 24 CRESCENT STREET, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On July 10, 2000, the petitioner 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 Joe Delano, the contractor, representing Maureen Febiger. Mr. Delano said that the porch, deck and bulkhead will be demolished. The 2 foot by 18 foot addition will be built flush with the side of the house. The original plan was for a 4 foot projection, which has been reduced to a 2 foot projection. The bay window will not extend to the ground.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 24 Crescent Street on the corner of Prospect Street, in a Single Residence District, on an 11,204 square foot lot, and has a minimum front yard clearance of 16 feet from Prospect Street.

The petitioner is requesting a Special Permit/Finding that the demolition of an existing nonconforming porch, deck and bulkhead; and construction of a 2 foot by 18 foot one-story addition and a 6 foot by 1.5 bay window in the center of the addition, which will have a minimum front yard clearance from Prospect Street of 16 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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A Plot Plan dated 6/14/00 drawn by John J. Caffrey, Registered Professional Land Surveyor; Existing and Proposed Floor Plan and Elevations dated 6/13/00, drawn by J.M. Construction, Inc.; and photographs were submitted.

On July 17, 2000, the Planning Board reviewed the petition and had no objection to the addition or to the bay window.

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 porch, deck and bulkhead, and the construction of a 2 foot by 18 foot one-story addition with a 6 foot by 1.5 foot bay window shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure as neither the addition nor the bay window shall intensify the existing nonconformance, nor shall they create new nonconformity as they shall encroach no further than the existing nonconforming dwelling on the front property line along Prospect Street.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for demolition of the porch, deck and bulkhead, and construction of the one-story 2 foot by 18 foot one-story addition with a 6 foot by 1.5 foot bay window 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

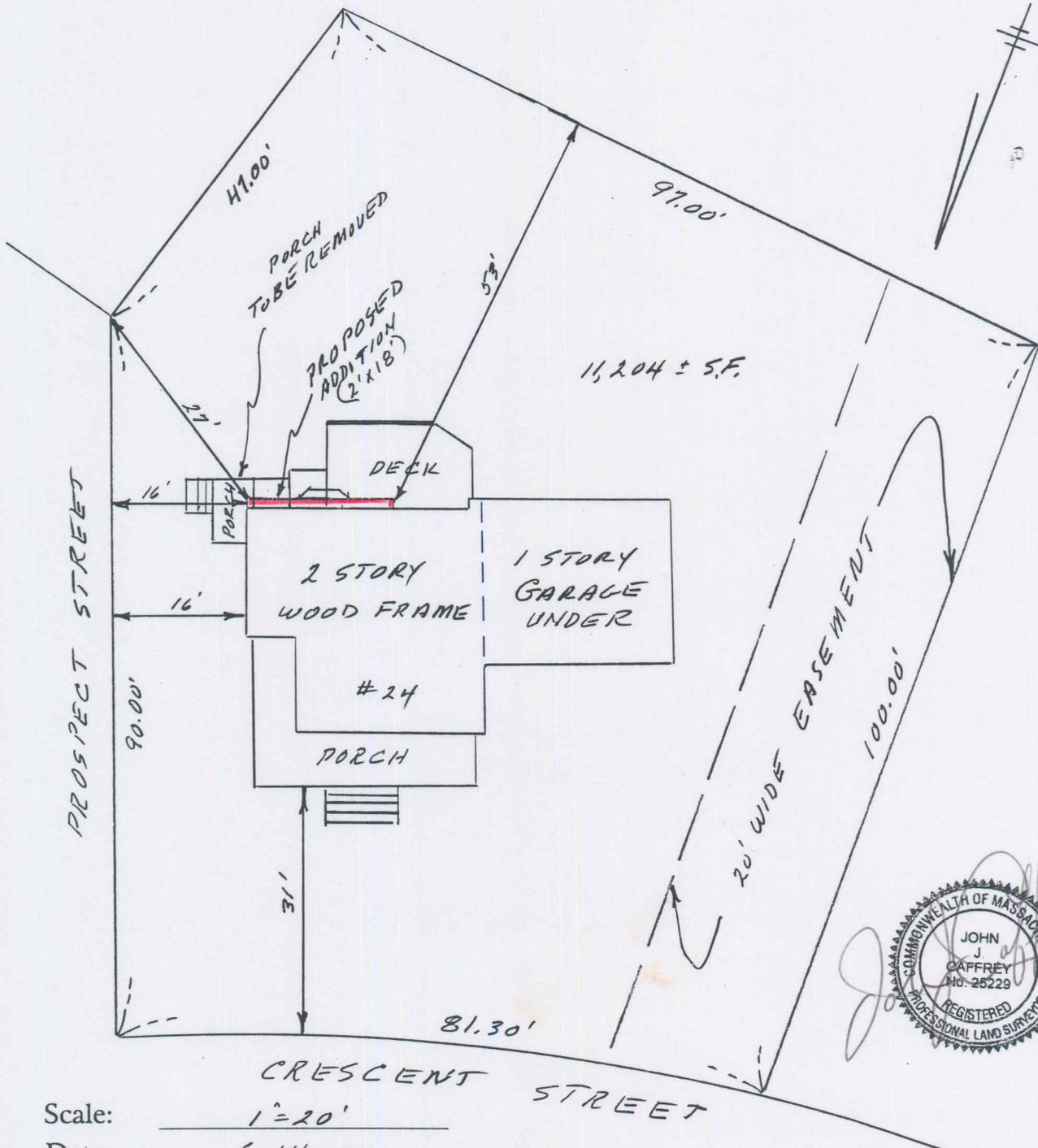
Robert W. Levy

PLOT PLAN FOR PROPERTY IN WELLESLEY, MA

WELLESLEY
TOWN CLERK'S OFFICE
WELLESLEY, MA 02462

Applicant:

2000 JUL 10 A 10:05
Property Location: 24 CRESCENT ST.



Scale: 1" = 20'
 Date: 6-14-00
 File No: 12/00

LOT COVERAGE 16.3%

CAFFREY ASSOCIATES, INC.

24 Grannison Road, Weston, MA 02493 (781) 891-9222