

TOWN OF WELLESLEY



MASSACHUSETTS

## 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 2000-89

Petition of Jeffrey C. and Clarise L. Pikulik  
60 Boulder Brook Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 16, 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 JEFFREY C. AND CLARISE L. PIKULIK 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 their one-story roof 9 feet to accommodate a 40.8 foot by 26 second story addition with a two foot overhang, with less than the required left side yard setback, at their nonconforming dwelling with less than the required left side yard setback, at 60 BOULDER BROOK ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On October 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 were Jeff and Clarise Pikulik. Mr. Pikulik said their home is one of the last ranches on the block. They are seeking to raise the roof 9 feet over their one story home which has a nonconforming setback of 19 feet at the left front corner. The new addition at the rear will be conforming.

The Board asked what the finished height of the house would be. Mr. Pikulik said that it would be less than 30 feet. Only the left front corner is nonconforming.

No other person present had any comment on the petition. As there was no further discussion, the Board voted unanimously to grant the Special Permit with the condition that the height of the house from average finished grade to the ridge line of the roof cannot exceed 36 feet.

### Statement of Facts

The subject property is located at 60 Boulder Brook Road, in a Single Residence District, on a 10,190 square foot lot and has a minimum left side yard setback of 19 feet.

The petitioners are requesting a Special Permit/Finding that the raising of the ridge line of the roof 9 feet to accommodate a 40.8 foot by 26 foot second story with a 2 foot front overhang, which will have a minimum left side yard setback of 19 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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TOWN CLERK'S OFFICE  
WELLESLEY, MA 02482  
1200 10 28 A 8:03

ZBA 2000-89  
Petition of Jeffrey C. and Clarise L. Pikulik  
60 Boulder Brook Road

A Plot Plan dated October 24, 2000, drawn by John A. Vozzella, Registered Land Surveyor; Existing and Proposed Floor Plans and Elevations dated October 23, 2000, drawn by Harold J. McGonagle, Registered Architect; and photographs were submitted.

A letter in support of the petition dated November 13, 2000, was received from Philip and Jean Ingwersen, 59 Boulder Brook Road.

On November 14, 2000, the Planning Board reviewed the petition and had no objection to the granting of this request provided the 36 foot height limit is maintained.

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 one-story roof 9 feet to accommodate a 40.8 foot by 26 foot second story addition with a two foot overhang will 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 nonconformity as there will be no change in the footprint.

Therefore, the Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the second story addition and overhang in accordance with the submitted plot plan and construction drawings, subject to the condition that the ridge line of the roof not exceed a height of 36 feet from the average finished grade.

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

RECEIVED  
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WELLESLEY MA 02482  
NOV 28 8:03

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2000 OCT 30 P 12:32



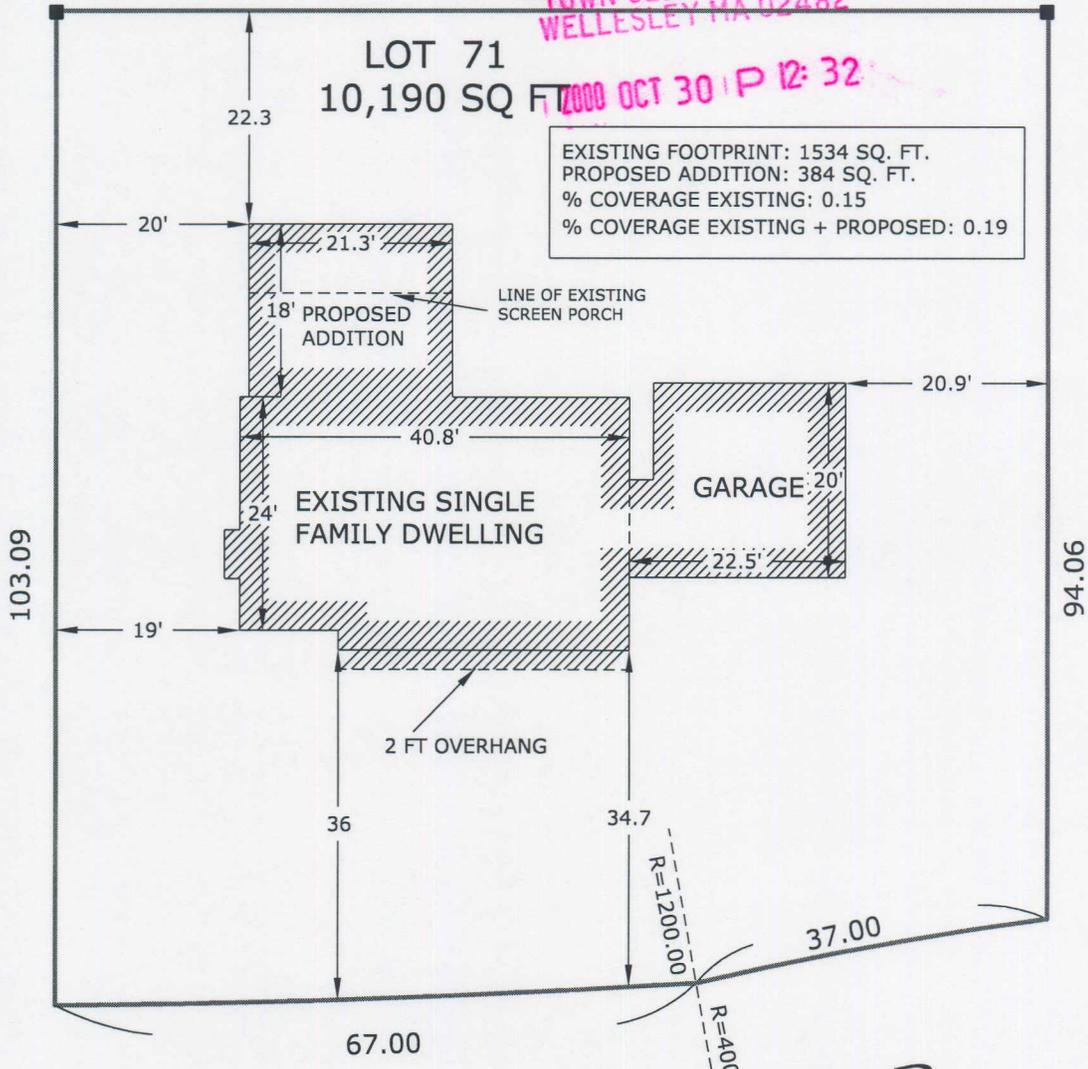
SBDH FND

103.34

STK FND

LOT 71  
10,190 SQ FT

EXISTING FOOTPRINT: 1534 SQ. FT.  
PROPOSED ADDITION: 384 SQ. FT.  
% COVERAGE EXISTING: 0.15  
% COVERAGE EXISTING + PROPOSED: 0.19



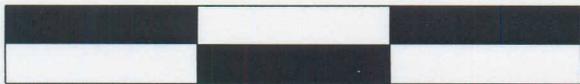
BOULDER BROOK ROAD

NOTE:  
THIS PLAN HAS BEEN COMPILED  
FROM RECORD INFORMATION.

REFERENCES:  
NORFOLK COUNTY REGISTRY OF DEEDS  
DEED: BK12461 PG278  
PLAN: BK 126 PLAN 417



SCALE 1" = 20'



0 20 40 60

PLOT PLAN

60 BOULDER BROOK ROAD  
WELLESLEY, MASS 02181

OWNER:  
JEFFREY C. PIKULIK

Scale: 1" = 20'      OCTOBER 24, 2000

DESIGN BY:	J.G.VOZZELLA
DRAWN BY:	B.J.TAYLOR
CHECKED BY:	J.A.VOZZELLA
PROJ. MAN.:	J.G.VOZZELLA
JOB NO:	
FIELD BK NO:	
REV/DATE:	



VOZZELLA DESIGN GROUP INCORPORATED  
3841 WASHINGTON STREET  
BOSTON, MASSACHUSETTS 02131  
617-983-8282



TOWN OF WELLESLEY ZONING BOARD OF APPEALS

Notice of Decision

November 28, 2000

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The decision of the Zoning Board of Appeals on the ~~appeal~~ petition of Jeffrey C. and Clarise L. Pikulik relating to the premises at 60 Boulder Brook Road has been filed with the Town Clerk. The ~~appeal~~ petition was ~~denied~~ granted

ACHUSETTS

MA 02482-5992

Appeals if any, shall be made pursuant to the applicable Section of Chapter 40A, Mass. General Laws, as amended, and shall be filed within twenty (20) days after the date of filing of such notice in the office of the Town Clerk.

ROBERT A BASTILLE  
CYNTHIA S. HIBBARD  
ROBERT W. LEVY

Ellen D. Gordon  
Executive Secretary  
431-1019

ZBA 2000-89  
Petition of Jeffrey C. and Clarise L. Pikulik  
60 Boulder Brook Road

2000 NOV 28 10:30 AM

134449

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00 DEC 19 PM 2:54