

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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

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ZBA 2001-4
Petition of Jeffrey L. and Kristin M. Bradach
10 Abbott Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 25, 2001 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 L. AND KRISTIN M. BRADACH requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the construction of a 9 foot by 6.4 foot two-story addition with less than the required left side yard setback, at their nonconforming dwelling with less than the required left and front yard setbacks, at 10 ABBOTT STREET, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On January 8, 2001, 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 Jeffrey Bradach, who said they would like to add a passageway that will allow access to the bathroom from a different direction, as well as a laundry room on the first floor beyond the passageway.

The Board felt that the addition would be an improvement.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 10 Abbott Street, in a Single Residence District, on a 7,779 square foot lot with a minimum left side yard setback of 8.3 feet and a minimum front yard setback of 22.4 feet.

The petitioners are requesting a Special Permit/Finding that the construction of a two-story 9 foot by 6.4 foot addition with a minimum left side yard setback of 10.8 feet shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated 12/30/00, drawn by Peter M. Ditto, Registered Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations dated 12/29/00, drawn by John C. Staniunas; and photographs were submitted.

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On January 23, 2001, the Planning Board reviewed the petition and had no objection to the granting of the request.

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 construction of the two-story 9 foot by 6.4 foot 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 nonconformity as it is less nonconforming than the existing structure.

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

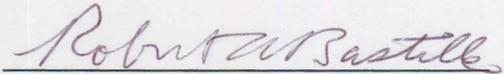
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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.

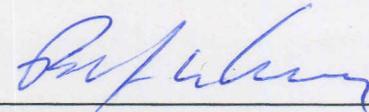
Cc: Planning Board
Inspector of Buildings
edg



Kendall P. Bates, Chairman



Robert A. Bastille

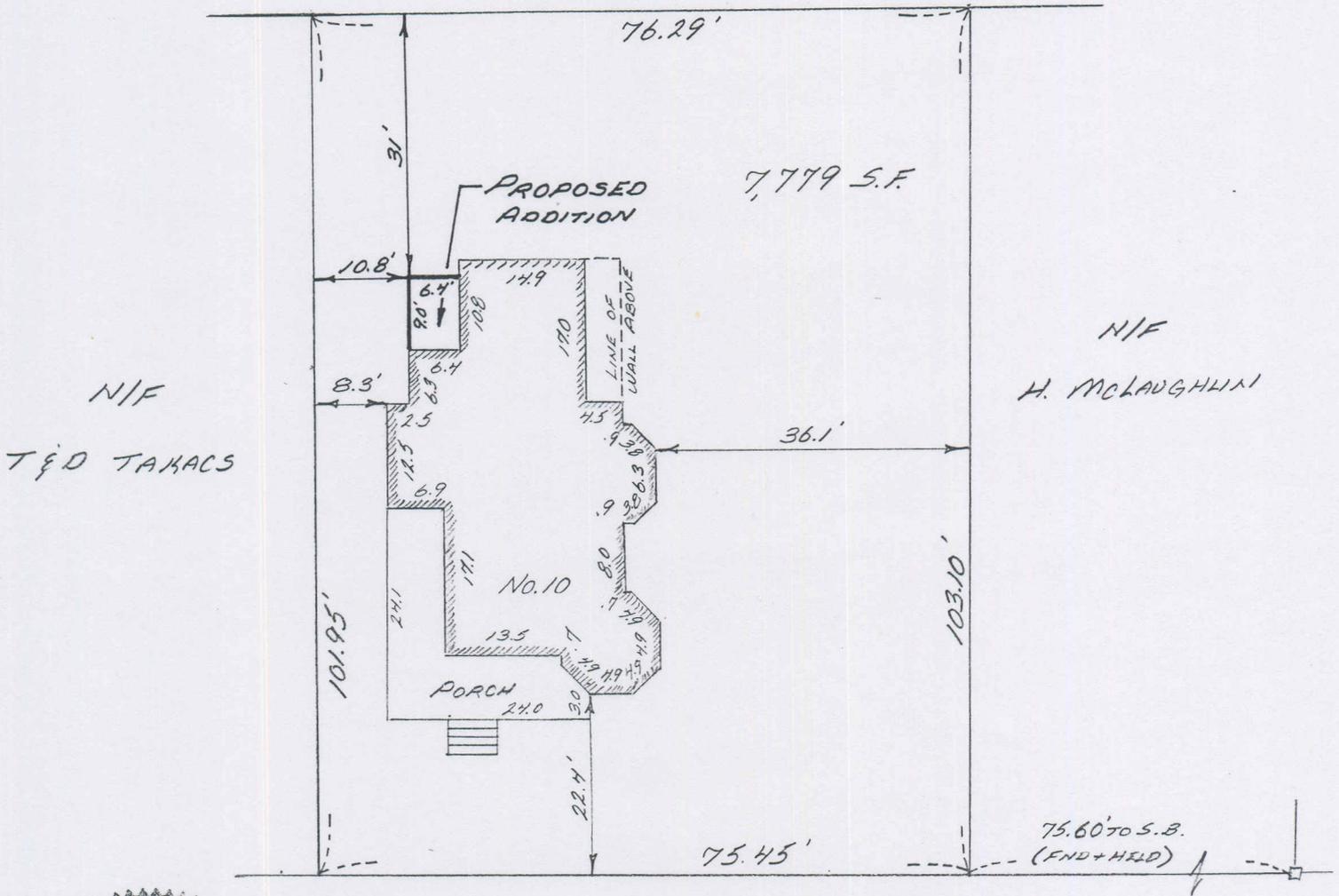


Robert W. Levy

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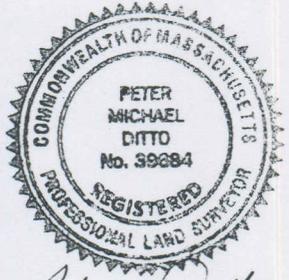
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WISWALL CIRCLE CONDOMINIUM



NIF
T&D TAKACS

NIF
H. McLAUGHLIN



Peter M. Ditto
12/30/00

ABBOTT (PUBLIC WAY) STREET

PLOT PLAN
SHOWING PROPOSED ADDITION
10 ABBOTT ST.
WELLESLEY, MASS
SCALE: 1" = 20' DATE: 12/30/00

PREPARED BY: PETER M. DITTO
86 SEAVEN ST.
WELLESLEY, MA.
(781) 237-6758

PREPARED FOR: MR + MRS BRADACK
10 ABBOTT ST
WELLESLEY, MA