

TOWN OF WELLESLEY



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WELLESLEY MA 02482

ZONING BOARD OF APPEALS

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

2001 MAR -2 A 8:04

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ROBERT A BASTILLE  
CYNTHIA S. HIBBARD  
ROBERT W. LEVY

ZBA 2001-6  
Petition of Daniel M. and Sharon L. Kasper  
90 Abbott Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 22, 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 DANIEL M. AND SHARON L. KASPER requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the construction of a one-story 9.8 foot by 20 foot screened porch, with less than the required left side yard setback, at their nonconforming dwelling with less than the required left side yard setback, at 90 ABBOTT ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On February 5, 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 Sharon Kasper, who said they have a wrap around porch to which they would like to add a screened porch, which would connect to the kitchen. This would be the best location as it is tucked in a corner and not visible from the street.

The Board noted that the Planning Board had no objection to the request, but recommended that serious consideration be given to the screened porch remaining open in the future.

The Board explained that the nonconforming use would be expanded and is trying to ensure that the use in that area does not become more intensive.

Mrs. Kasper said they would just like to be able to eat on the porch. They would like electricity and water for light and possibly a sink. The Board decided that rather than ban utility connections, the Special Permit would contain a condition that the porch never be enclosed and incorporated into the internal structure of the house.

No other person present had any comment on the petition.

Statement of Facts

The subject dwelling is located at 90 Abbott Road, in a Single Residence District, on a 26,605 square foot lot with a minimum left side yard setback of 15.7 feet.

ZBA 2001-6  
Petition of Daniel M. and Sharon L. Kasper  
90 Abbott Road

The petitioners are requesting a Special Permit/Finding that the construction of a 20 foot by 9.8 foot screened porch, with a minimum left side yard clearance 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 10/12/2000, drawn by Clifford E. Rober, Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations dated June 26, 2000, drawn by Classic Restorations; and photographs were submitted.

On February 13, 2001, the Planning Board reviewed the petition and, although the Board did not oppose the request, it recommended that serious consideration be given to the screened porch remaining open in the future.

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 construction of a 20 foot by 9.8 foot screened porch 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.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the construction of said screened porch in accordance with the submitted plot plan and construction drawings, and further subject to the condition that the allowed porch shall never be enclosed and incorporated into the internal structure of the dwelling.

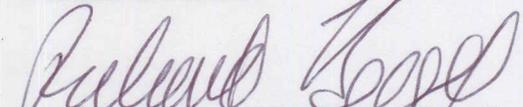
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

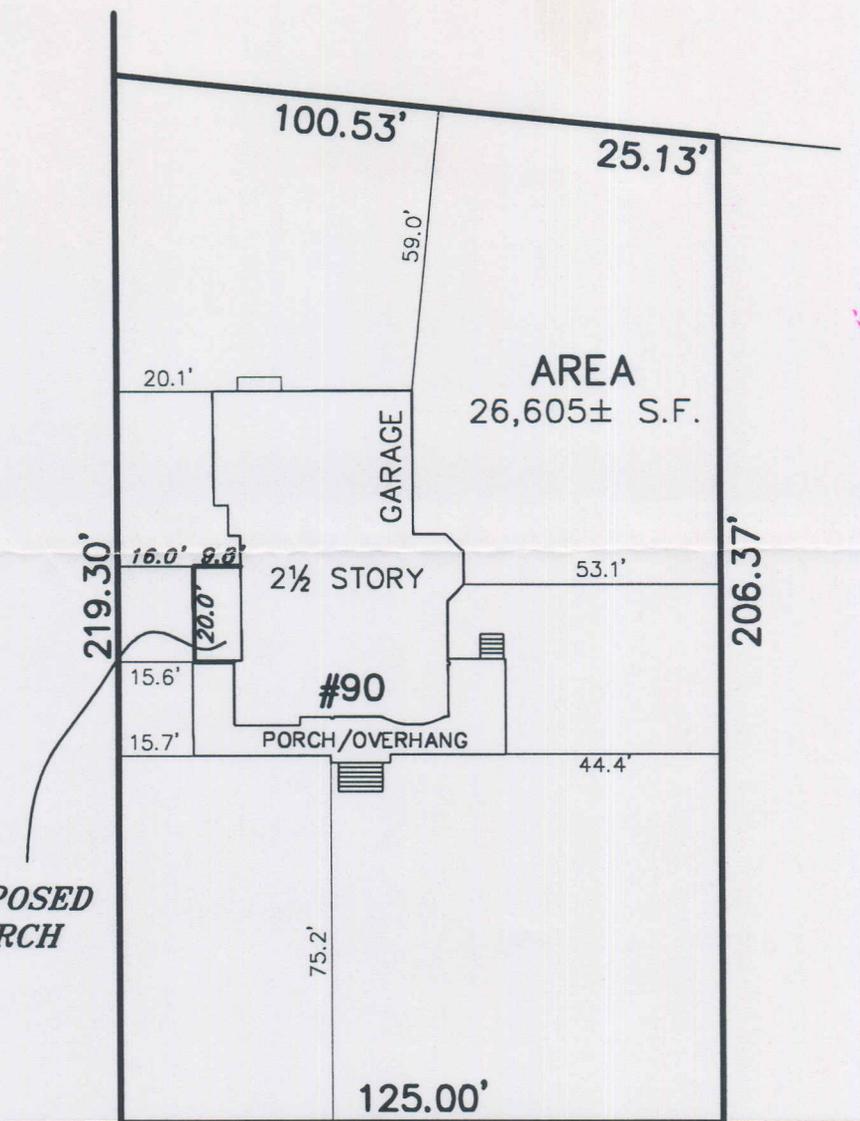
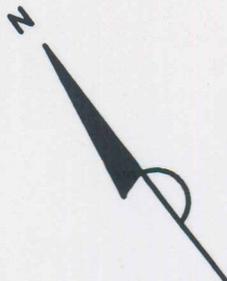
APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN  
THE OFFICE OF THE TOWN CLERK.

Cc: Planning Board  
Inspector of Buildings  
edg

  
Kendall P. Bates, Chairman

  
William E. Polletta

  
Richard L. Seegel



AREA  
26,605± S.F.

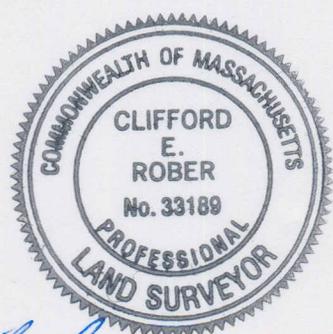
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WELLESLEY, MA 02482  
2001 FEB - 5 P 12: 57

# ABBOTT ROAD

PROPOSED LOT COVERAGE = 14.7%

I HEREBY CERTIFY THAT THE BUILDING IS  
LOCATED AS SHOWN.

OWNER: DANIEL KASPER



*Clifford E. Rober*

CLIFFORD E. ROBER, PLS      DATE

PROPOSED PLOT PLAN  
#90 ABBOTT ROAD  
IN  
WELLESLEY, MA  
(NORFOLK COUNTY)

SCALE: 1" = 40'      DATE: 10/12/2000



**ROBER SURVEY**  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
646PP3.DWG