

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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

2001 MAR -2 A 8:06

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ZBA 2000-9
Gary and Dorothy Webb
21 Thomas 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 GARY AND DOROTHY WEBB 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 the roof 12 feet above the existing nonconforming 8 foot by 14.3 foot family room with less than the required left side yard setback, to accommodate a second story addition with the same dimensions at their nonconforming dwelling with less than the required front and left side yard setbacks, at 21 THOMAS 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 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 Gary Webb, who said they would like to add a second story above their family room on the left side of the house.

The Board noted that the Planning Board had no objection to the request, but expressed concern relative to the impact on the abutter of the massing of the building.

The Board asked if any of the large trees would be trimmed or removed. Mr. Webb said they would not. In fact, the large tree in the front will screen the addition from view.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 21 Thomas Road, in a Single Residence District, on a 9,798 square foot lot, with a minimum front yard clearance of 29.7 feet and a minimum left side yard clearance of 16.3 feet.

The petitioners are requesting a Special Permit/Finding that the raising of the ridge line 12 feet above their nonconforming 8 foot by 14.3 foot nonconforming family room with a minimum left side yard clearance of 16.3 feet, in order to accommodate an 8 foot by 14.3 foot second story addition with the same

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minimum 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 7/17/99 drawn by Alexander V. Zaleski, Registered Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations dated 1/19/01; and photographs were submitted.

On February 13, 2001, the Planning Board reviewed the petition and had no objection to the request. However, the Board also noted its concern relative to the impact on the abutter of the "massing" of the building and that this addition would look larger when viewed from Thomas Road.

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 raising of the ridge line of the roof 12 feet above the existing nonconforming 8 foot by 14.3 foot family room to accommodate a second story addition with the same dimensions shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure as it will neither intensify the existing nonconformance nor create new nonconformance 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 the construction of the second story addition in accordance with the submitted plot plan and construction drawings.

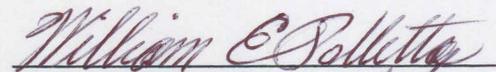
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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

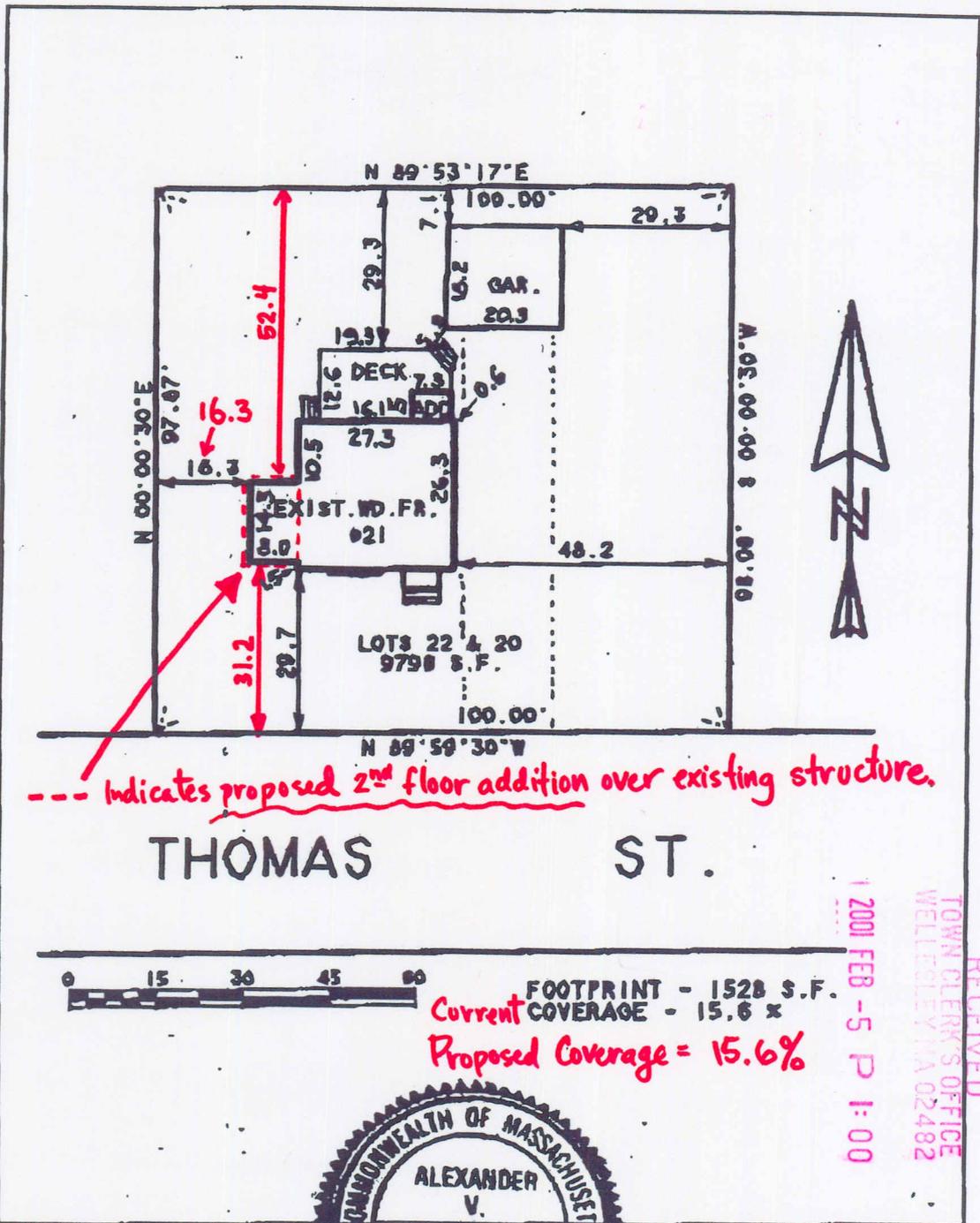


William E. Polletta



Richard L. Seegel

PROPOSED CONSTRUCTION
 CERTIFIED PLOT PLAN



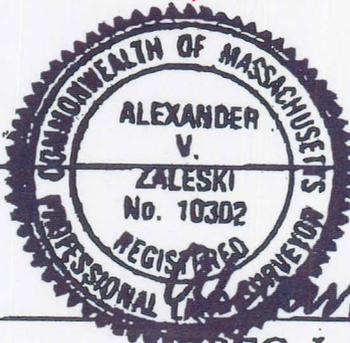
--- Indicates proposed 2nd floor addition over existing structure.

THOMAS ST.



FOOTPRINT - 1528 S.F.
 Current COVERAGE - 15.6 %
 Proposed Coverage = 15.6%

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 2001 FEB -5 P 1:00



7/17/99
 DATE

Alexander V. Zaleski
 REG. LAND SURVEYOR
 248 Marked Tree Rd.
 Needham, MA 02492

781 449 1288

PHONE

ADDRESS