

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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

2001 MAR -2 A 8:07

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ZBA 2001-10
Petition of Reid and Jessica Parker
20 Clifton 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 REID AND JESSICA PARKER requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the enclosure and incorporation into the internal structure of their nonconforming dwelling, with less than the required right side yard setback, of a one-story 8.1 foot by 21.3 foot screened porch, with less than the required right side yard setback, at 20 CLIFTON 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 were Reid and Jessica Parker. Mr. Parker said they were requesting the Special Permit in order to convert their three season porch that is accessed from their living room to a four season room. They have met with their abutting neighbors, who have no objections to the petition.

The Board stated that they were not opposed to the petition, but would recommend that the porch remain single story. If a petition came before the Board in the future to add a second story, the decision should note that it was the Board's intent that the porch remain a single story structure.

Mr. Parker said that adding a second story above the porch would not be in keeping with the architectural design of the house. The Board responded that houses are sold and that new owners may want a second story above the porch.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 20 Clifton Road, in a Single Residence District, on a 10,217 square foot lot, with a minimum right side yard clearance of 9.6 feet.

The petitioners are requesting a Special Permit/Finding that the enclosure and incorporation into the internal structure of a one-story 8.1 foot by 21.3 foot screened porch, with a minimum right side yard

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clearance of 9.6 feet, 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 February 1, 2001, drawn by Peter G. Hoyt, Registered Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations dated 1/20/01, drawn by Anderson Associates Architects; and photographs were submitted.

On February 13, 2001, the Planning Board reviewed the petition and objected to the request. The Board found that the proposed study constitutes habitable space and, when proposed to be constructed within the required lot setback area, would impact on abutter's light and air.

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 enclosure of the existing nonconforming one-story 8.1 foot by 21.3 foot screened porch and its incorporation into the internal structure of the dwelling shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure as said enclosure will neither intensify the existing nonconformance nor create additional nonconformance. There will be no change in the footprint.

Therefore, a Special Permit for the enclosure is granted, as voted unanimously by this Authority at the Public Hearing, in accordance with the submitted plot plan and construction drawings. If, in the future, a petition comes before the Board to add a second story above the allowed enclosed porch, it shall be noted **the intent of this Board is that the enclosed porch remain a single story structure.**

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.

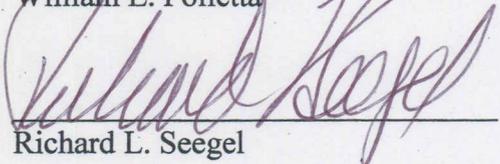
Cc: Planning Board
Inspector of Buildings
edg



Kendall P. Bates, Chairman



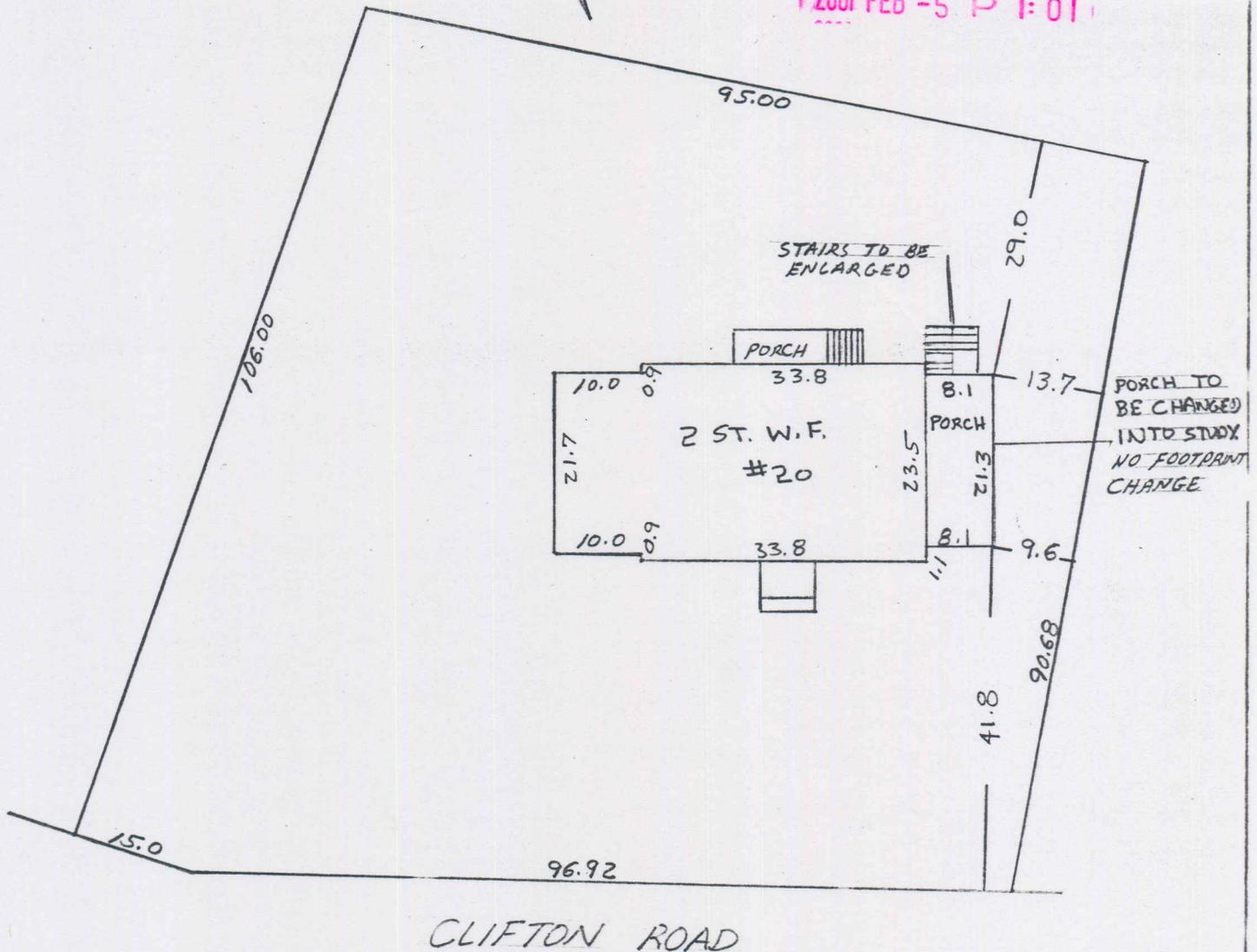
William E. Polletta



Richard L. Seegel

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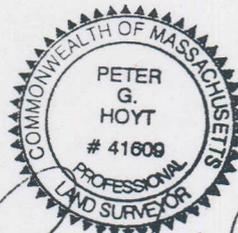


CLIFTON ROAD

PLAN OF LAND
IN
WELLESLEY, MASS.

AREA = 10,217 ± SQ. FT.
EXISTING LOT COVERAGE = 12.7%
PROPOSED LOT COVERAGE = 12.8%

OWNER + APPLICANT -
REID T. + JESSICA F. PARKER



Peter G. Hoyt

SCALE: 1" = 20' FEB 1, 2001
MASS BAY SURVEY INC.
NEWTON, MASS.