

TOWN OF WELLESLEY



MASSACHUSETTS
TOWN CLERK'S OFFICE
WELLESLEY MA 02482

ZONING BOARD OF APPEALS

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

2001 APR 13 A 8:07

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RICHARD L. SEEDEL

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ROBERT A. BASTILLE
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ZBA 2001-17
Petition of Richard Teel
120 Prospect Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 29, 2001 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of RICHARD TEEL requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the construction of a two-story 13.9 foot by 18.47 foot addition with less than the required right side yard setback, at his nonconforming dwelling with less than the required front and right side yard setbacks, at 120 PROSPECT STREET, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On March 12, 2001, the petitioner 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 Richard Teel, who said that his house is "L-shaped", and he would like to square it off. He is also starting a family and will need more space. The addition has been set in, so it will be less nonconforming than the existing house in regard to the right side line.

The Board noted that the Planning Board had no objection to the granting of the request, but noted that the Town Plan shows the property as two lots, and recommended that the lots be merged prior to granting of a building permit.

Mr. Teel said the two lots had been merged. He filed a perimeter plan with the Registry of Deeds. The submitted plot plan shows one lot. In order to submit the petition for the addition, he had to bind the lots.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 120 Prospect Street, in a Single Residence District, on a 10,559 square foot lot and has a minimum front yard clearance of 20.3 feet and a minimum right side yard clearance of 10 feet.

The petitioner is requesting a Special Permit/Finding that the construction of a two-story 13.93 foot by 18.47 foot addition, with a minimum right side yard clearance of 10.5 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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A Plot Plan dated 1/31/01, drawn by John W. McEachern, Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations drawn by Lou Plamondon; and photographs were submitted.

On March 20, 2001, the Planning Board reviewed the petition and had no objection to the request, but recommended that the two lots be merged prior to the granting of a building permit.

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 the two story 13.9 foot by 18.47 foot addition with a minimum right side yard clearance of 10.5 feet shall not be substantially more detrimental to the neighborhood as the addition will neither intensify the existing nonconformance, nor will it create new nonconformance 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.

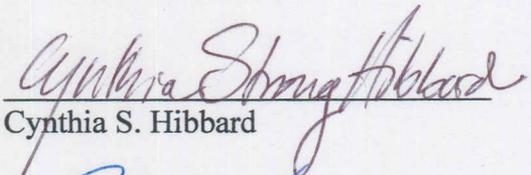
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building permit and detailed construction plans.

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.

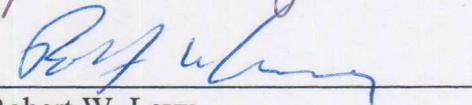
Cc: Planning Board
Inspector of Buildings
edg



Kendall P. Bates, Chairman



Cynthia S. Hibbard

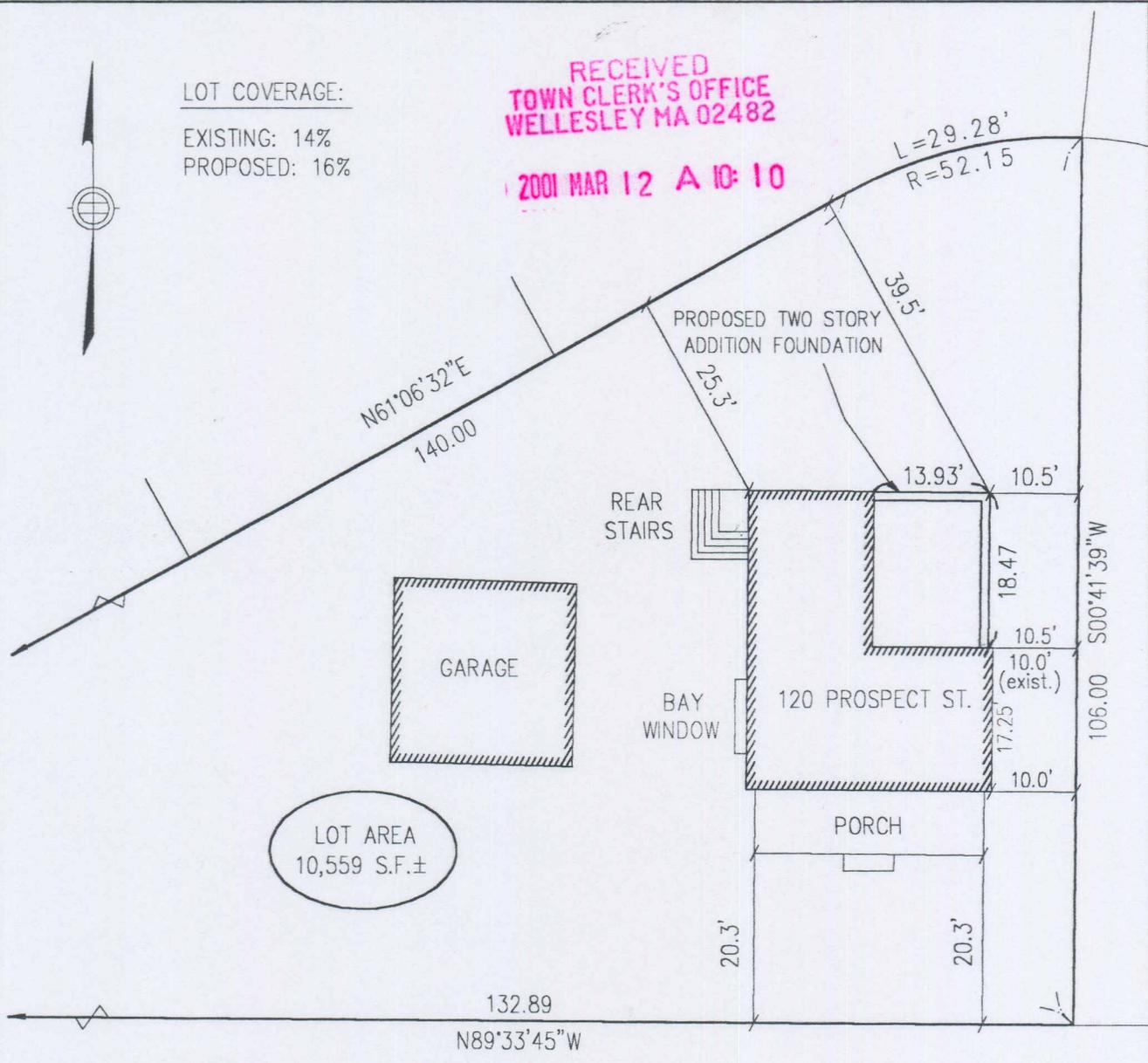


Robert W. Levy



LOT COVERAGE:
 EXISTING: 14%
 PROPOSED: 16%

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 2001 MAR 12 A 10:10



LOT AREA
 10,559 S.F.±

Prospect Street

I CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS BASED ON RECORD INFORMATION AND ON AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

John W. McEachern
 JOHN W. McEACHERN P.L.S.

1/31/01

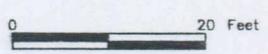


01-005g1

Bowditch & Crandall, Inc.
 252 Massachusetts Ave.
 Arlington, Ma. 02474
 781-641-9600

Plot Plan
 Showing Proposed Addition

Mr. Richard Teel
 120 Prospect St.
 Wellesley, Ma.



Figure