

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS 2001 APR 13 A 8:07

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

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ZBA 2001-19

Petition of Douglas H. and Laura M. Wilkins
11 Lawrence Road

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 DOUGLAS H. AND LAURA M. WILKINS requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the demolition of an existing nonconforming deck and construction of a two-story 22.9 foot by 17.5 foot addition with less than the required front setback from WILLOW ROAD, at their nonconforming dwelling with less than the required front setbacks from WILLOW and LAWRENCE ROADS at 11 LAWRENCE ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On March 12, 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 Douglas and Laura Wilkins. Mr. Wilkins said they have a deck that was built pursuant to a variance obtained by a prior owner in the early '80s. The deck is now deteriorating. They would like to take the deck down and build within that footprint extending it 5 feet to the rear, but not coming any closer to Willow Road than the existing deck.

The Board noted that the Planning Board had no objection to the request. The intrusion into the setback area is less than that of the existing structure.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 11 Lawrence Road, on the corner of Willow Road, in a Single Residence District, on a 6,836 square foot lot and has a minimum front yard clearance of 29.6 feet from Lawrence Road and a minimum front yard clearance of 16.3 feet from Willow Road.

The petitioners are requesting a Special Permit/Finding that the demolition of their existing nonconforming deck and construction of a two-story 17.25 foot by 22.9 foot addition with a minimum front yard clearance of 26.4 feet from Willow Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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A Plot Plan dated March 7, 2001, drawn by Joyce E. Hastings, Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations drawn by Douglas Wilkins; and photographs were submitted.

On March 20, 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 demolition of the existing nonconforming deck and construction of the 22.9 foot by 17.5 foot two-story addition will not be substantially more detrimental to the neighborhood than the existing nonconforming structure as the addition will neither intensify the existing nonconformance nor create new nonconformity as it will be less nonconforming than the existing structure.

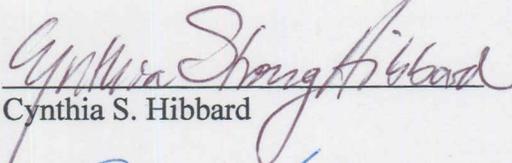
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the demolition of the existing nonconforming deck and construction of the two-story addition in accordance with the submitted plot plan and construction drawings.

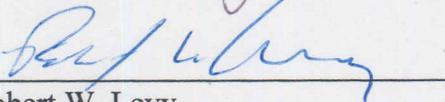
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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

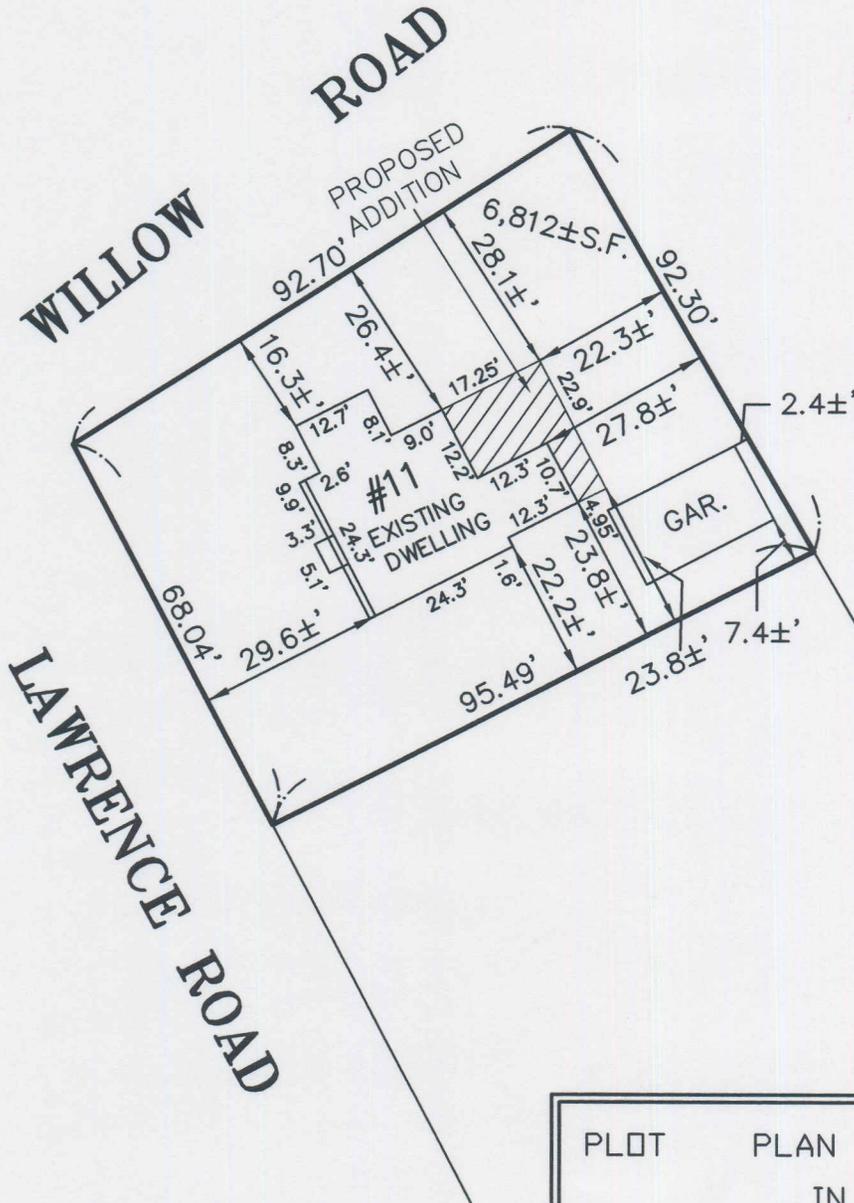

Kendall P. Bates, Chairman


Cynthia S. Hibbard


Robert W. Levy

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I CERTIFY THAT THE BUILDINGS ON THIS PROPERTY ARE LOCATED AS SHOWN ABOVE.



PROFESSIONAL LAND SURVEYOR

3/7/01

DATE

PLOT PLAN OF LAND

IN

WELLESLEY

MASS.

SCALE : 1" = 30'

MARCH 7, 2001

GLM ENGINEERING CONSULTANTS INC.
1750 WASHINGTON STREET
HOLLISTON , MASS. 429-1100

JOB # 11112 RMC