

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

KENDALL P. BATES, CHAIRMAN
RICHARD L. SEEGEL, VICE CHAIRMAN
CYNTHIA S. HIBBARD

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EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 208

ROBERT A. BASTILLE
J. RANDOLPH BECKER
ROBERT W. LEVY

September 17, 2001

Phoebe Compton
29 Highland Avenue
Greenfield, MA 01301

Re: ZBA 2001-69
Petition of Phoebe Compton
59 Crest Road

Dear Mrs. Compton:

Please be advised that at the Public Hearing held on September 13, 2001, the Zoning Board of Appeals voted unanimously to grant your son's request to withdraw the above referenced petition without prejudice.

Any future petition regarding construction at 59 Crest Road requiring relief from the Board of Appeals will require a new application, a new plot plan showing the proposed dwelling footprint with all relevant setbacks, and new floor plans and elevations.

If you have any questions, or need further assistance, please do not hesitate to call me.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Ellen D. Gordon".

Ellen D. Gordon
Executive Secretary, Zoning Board of Appeals

cc: Town Clerk
Planning Board
Inspector of Buildings
Charles Moores, 36 Cottage Street, Medway, MA 02053



RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482

ZONING BOARD OF APPEALS

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

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Special Permit Granting Authority
Town Hall
Wellesley, MA 02181

Date: _____

ZBA Number: 2001-69

Pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw, the undersigned hereby petitions your Board for a Special Permit that the reconstruction, extension, structural change or change in use of the pre-existing nonconforming structure/use located at:

59 Crest Road

shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure/use. Said change in structure/use shall consist of:

Raising the ridge line of the roof 10 feet above the existing 20.9 foot by 31.9 foot portion of the existing nonconforming dwelling to provide a full second floor and third floor of the same dimensions. There will be no change in the footprint.

Should the Board conclude that said alteration/addition will intensify or add to the existing nonconformance, the undersigned hereby requests a Finding that said alteration/addition will not be substantially more detrimental to the neighborhood than the existing nonconforming structure/use.

A hearing, therefore, is requested at your next Board meeting.

FEE: 100.00

ZONING DISTRICT: Single Residence

Is your project subject to the Mass Wetlands Protection Act? _____

OWNER OF PROPERTY: Phoebe Compton

MAILING ADDRESS: 29 Highland Ave. Greenfield, Ma.

PHONE: WORK: 800-235-3329 HOME: 413-773-8184

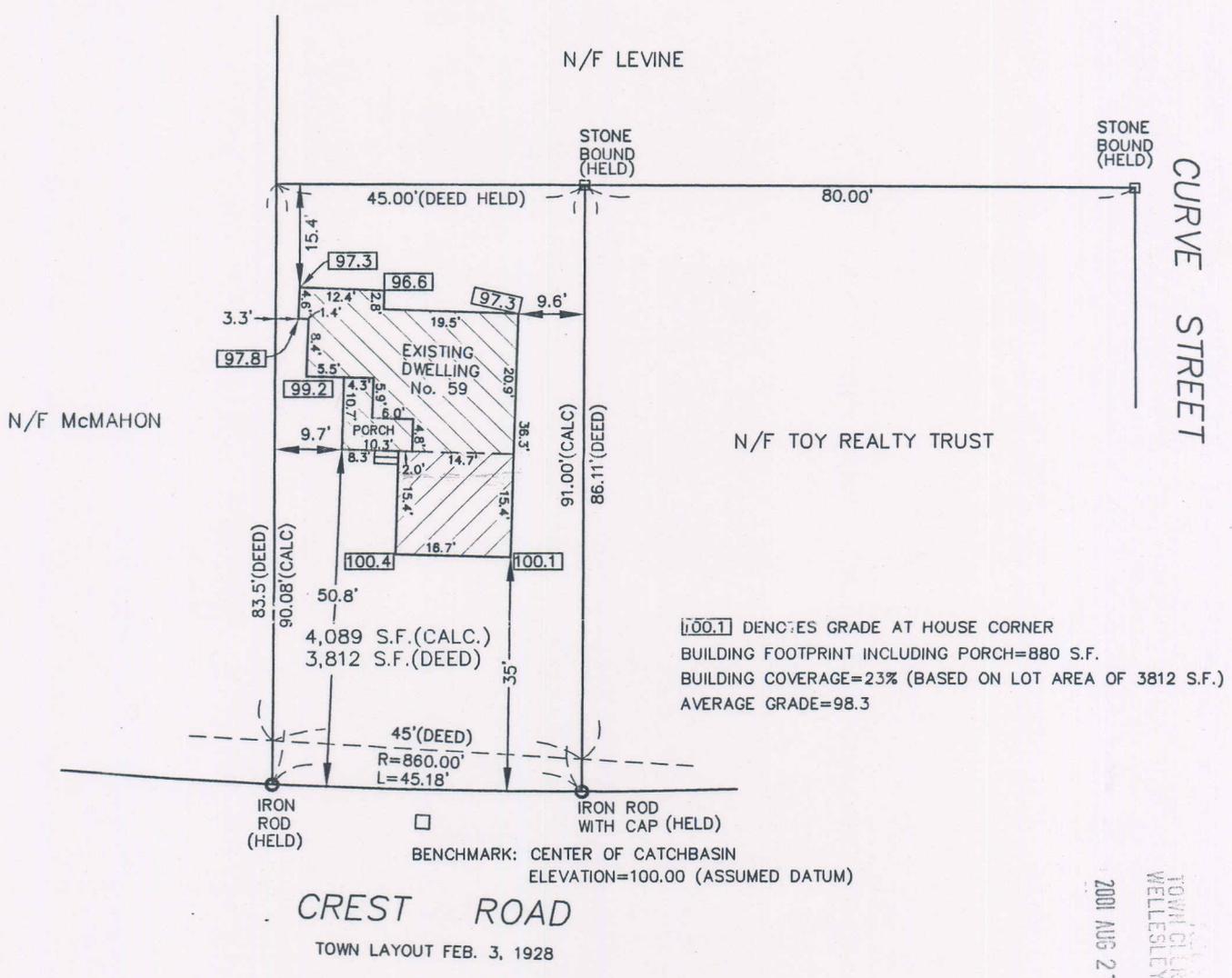
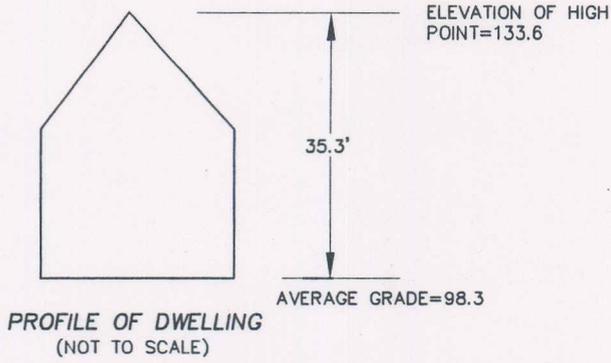
SIGNATURE OF OWNER: Phoebe Compton

PETITIONER (If different than Owner): [Signature]

MAILING ADDRESS: NO CONTACT AT MEDWAY MA 02053

PHONE: WORK: _____ HOME: 508 533 1912

Applicants should be aware that the Planning Board reviews all petitions. Further information may be obtained from the Planning Board office.



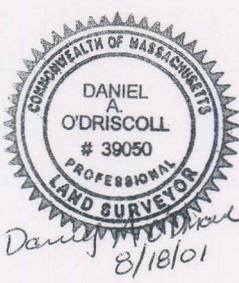
TOWN CLERK'S OFFICE
WELLESLEY, MA 02482
2001 AUG 21 A 9 11

GRADES SHOWN ARE RELATIVE TO THE BENCHMARK SHOWN ON AN ASSUMED DATUM.

ZONING REQUIREMENTS:
SETBACKS: FRONT=30'
SIDE=20'
REAR=10'

MAXIMUM BUILDING HEIGHT=36' ABOVE AVERAGE GRADE
36'+98.3=134.3=MAXIMUM ELEVATION OF BUILDING
PROPOSED MAXIMUM BUILDING ELEVATION=133.6
PROPOSED BUILDING HEIGHT=133.6-98.3=35.3'

PREPARED FOR: CHARLES MOORSE
DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS
DEED BOOK 1180 PAGE 536
PLAN REFERENCE: LAYOUT OF CURVE ST. FEB. 3, 1928
ZONING DISTRICT: SINGLE RESIDENCE 10



CERTIFIED PLOT PLAN
59 CREST ROAD
WELLESLEY, MASSACHUSETTS
SCALE: 1"=20' AUGUST 18, 2001

I CERTIFY THAT THE DWELLING IS LOCATED AS SHOWN ON THIS PLAN.
I FURTHER CERTIFY THAT THE DWELLING DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE.

O'DRISCOLL
LAND SURVEYING Co.
LAND SURVEYING GPS MAPPING LAND CONSULTING
46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

Daniel A. O'Driscoll Aug. 18, 2001
PROFESSIONAL LAND SURVEYOR DATE

FILE No. 1073