

TOWN OF WELLESLEY



MASSACHUSETTS

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2001 NOV -6 A 8:19

ZONING BOARD OF APPEALS

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

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ROBERT A. BASTILLE
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ZBA 2001-81
Petition of Jonathan and Prudence Hay
10 Ingham Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 25, 2001 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of JONATHAN AND PRUDENCE HAY requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that raising the ridge line of the roof 18.5 feet above their existing nonconforming 10.09 foot by 24.31 foot family room to accommodate a second story addition with crawl space above, which will have the same dimensions and setbacks, at their nonconforming dwelling, with less than the required right side yard setback, at 10 INGRAHAM 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 October 9, 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 Jonathan Hay, who said they would like to build a second story addition over their existing sunroom, which would include a master bedroom and closet space.

The Board commented that the appearance of the Hay home would then be similar to that of their abutter. The Board also noted that the roof line of the second story addition would be slightly lower than that of the existing house.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 10 Ingham Road, in a Single Residence District, on an 11,320 square foot lot and has a minimum right side yard clearance of 7.8 feet.

The petitioners are requesting a Special Permit/Finding that raising the ridge line of the roof above their existing 10.09 foot by 24.31 foot nonconforming sunroom, with a minimum right side yard clearance of 7.8 feet, to accommodate a second story addition with crawl space above, with the same dimensions and setback, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. There will be no change in the footprint.

10 Ingraham Road

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A Plot Plan dated October 2, 2001, stamped by Terrence M. Ryan, Registered Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations dated 9/14/01, drawn by Vincent Codispoti, Jr., Architect; and photographs were submitted.

On October 16, 2001, the Planning Board reviewed the petition and, although the Board had no objection to granting the petition, concerns were expressed regarding the mass of the addition and its proximity to the abutter.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject structure does not comply with the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

It is the finding of this Authority that the construction of the second story 10.09 foot by 24.31 foot addition with crawl space, above the existing nonconforming sunroom 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 will new nonconformity be created.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of the second story addition with crawl space in accordance with the submitted plot plan and construction drawings.

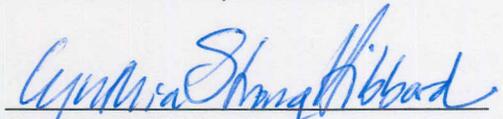
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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.

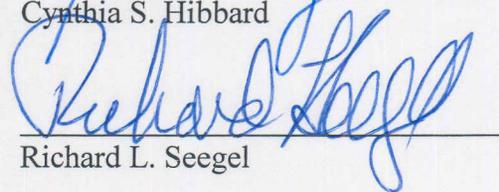
Cc: Planning Board
Inspector of Buildings
edg



Kendall P. Bates, Chairman



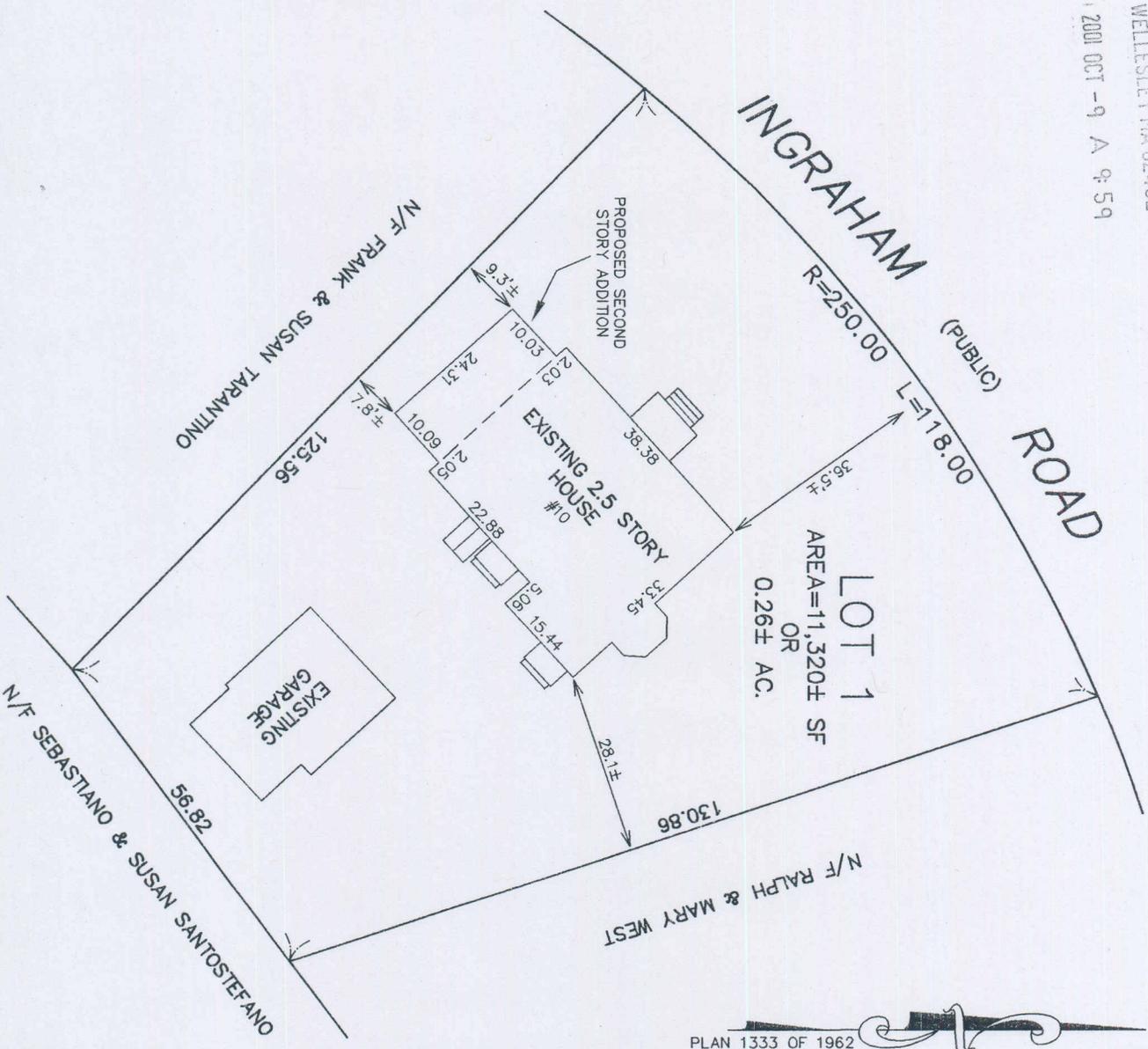
Cynthia S. Hibbard



Richard L. Seegel

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2001 OCT -9 A 9:59



PLAN 1333 OF 1962

PROPOSED PLOT PLAN WELLESLEY, MASS.

DATE: OCTOBER 2, 2001 SCALE: 1" = 20'

PREPARED FOR:

PRUDENCE & JONATHAN HAY
10 INGRAHAM ROAD
WELLESLEY, MASS. 02482

PREPARED BY:

APPLEWOOD SURVEY CO.
21 GREEN STREET
HOLLISTON, MASS. 01746
TERRENCE M. RYAN R.L.S. 37057

ZONED: SINGLE RES.
AREA: 10,000 SF
FRONTAGE: 60 FT
SETBACK: 30 FT
SIDEYARD: 20 FT
REARYARD: 10 FT
MAX. COVERAGE: 20%
EXISTING COVERAGE: 2073 SF = 18.3%

DEED BOOK 8960 PAGE 401
ASSESSORS MAP 114 LOT 19



I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON ARE LOCATED IN A FEDERAL FLOOD HAZARD ZONE "C" - SUBJECT TO MINIMAL FLOODING (SOURCE: F.I.R.M. 250255 0005B).