

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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

2002 MAY 15 A 8:21

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TELEPHONE  
(781) 431-1019 EXT. 208

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ZBA 2002-37

Petition of Rebecca and Joseph Kannam  
20 Damien Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 25, 2002 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of REBECCA AND JOSEPH KANNAM requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the following construction at their nonconforming dwelling with less than the required front setback at 20 DAMIEN ROAD in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure:

1. Partial demolition of second story and construction of full 53.3 foot by 31.8 foot second story. There will be no change in the footprint.
2. Demolition of existing landing and stair and construction of a 5 foot by 7 foot roofed landing and stair.
3. Demolition and reconstruction of existing 7.3 foot by 20.7 foot one-story enclosed heated porch. There will be no change in the footprint.

All construction will have less than the required front setback from Damien Road.

On April 4, 2002, 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 Rebecca and Joseph Kannam. In response to the Board's question regarding space above the existing mudroom, Mrs. Kannam explained that there is nothing above the mudroom now. The proposed second story addition will extend over the mudroom.

Mr. Kannam said that the outside porch was originally a deck, but was enclosed about 25 years ago. The porch is stucco, and they plan to clapboard the porch and change the windows. Nothing will be built above the porch.

The Board noted that the Planning Board had commented that the completed house will be consistent with other homes in the neighborhood. The Board further stated that the street designated as "Hunting Street" should be revised to "Hunting Circle" on the submitted plot plan.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 20 Damien Road, in a 10,000 square foot Single Residence District, on a 13,358 square foot lot and has a minimum front setback of 17.5 feet.

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The petitioners are requesting a Special Permit/Finding that the following construction will not be substantially more detrimental to the neighborhood than the existing nonconforming structure:

1. Partial demolition of the second story and construction of a full 53.3 foot by 31.8 foot second story with a minimum front setback of 24.8 feet. There will be no change in the footprint.
2. Demolition of existing landing and stair and construction of a 5 foot by 7 foot landing and stair with a minimum front setback of 19.8 feet.
3. Demolition and reconstruction of existing 7.3 foot by 20.7 foot one-story enclosed heated porch with a minimum front setback of 17.5 feet. There will be no change in the footprint.

A plot plan dated March 29, 2002, stamped by Bruce Bradford, Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations dated March 26, 2002, drawn by Jay Hollis and Associates; and photographs were submitted.

On April 23, 2002, the Planning Board reviewed the petition and had no objection to the request.

Decision

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

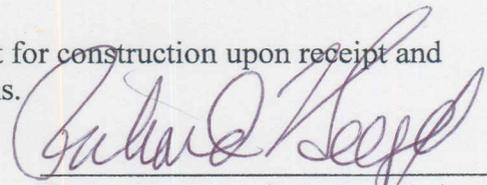
It is the finding of this Authority that the three proposed construction projects shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. None of the projects will intensify the existing nonconformance, nor will any project create new nonconformity as both the second floor addition and porch reconstruction will not result in any change in the footprint.

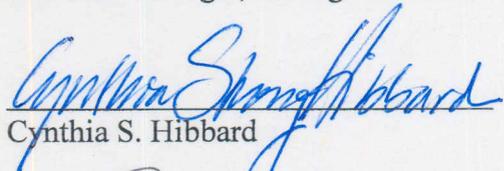
Therefore, a Special Permit is granted for partial demolition of the second story and construction of a full second story, demolition of existing landing and stair and construction of new 5 foot by 7 foot landing and stair, and demolition and reconstruction of the existing 7.3 foot by 20.7 foot one-story enclosed porch, as voted unanimously by this Authority at the Public Hearing.

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.

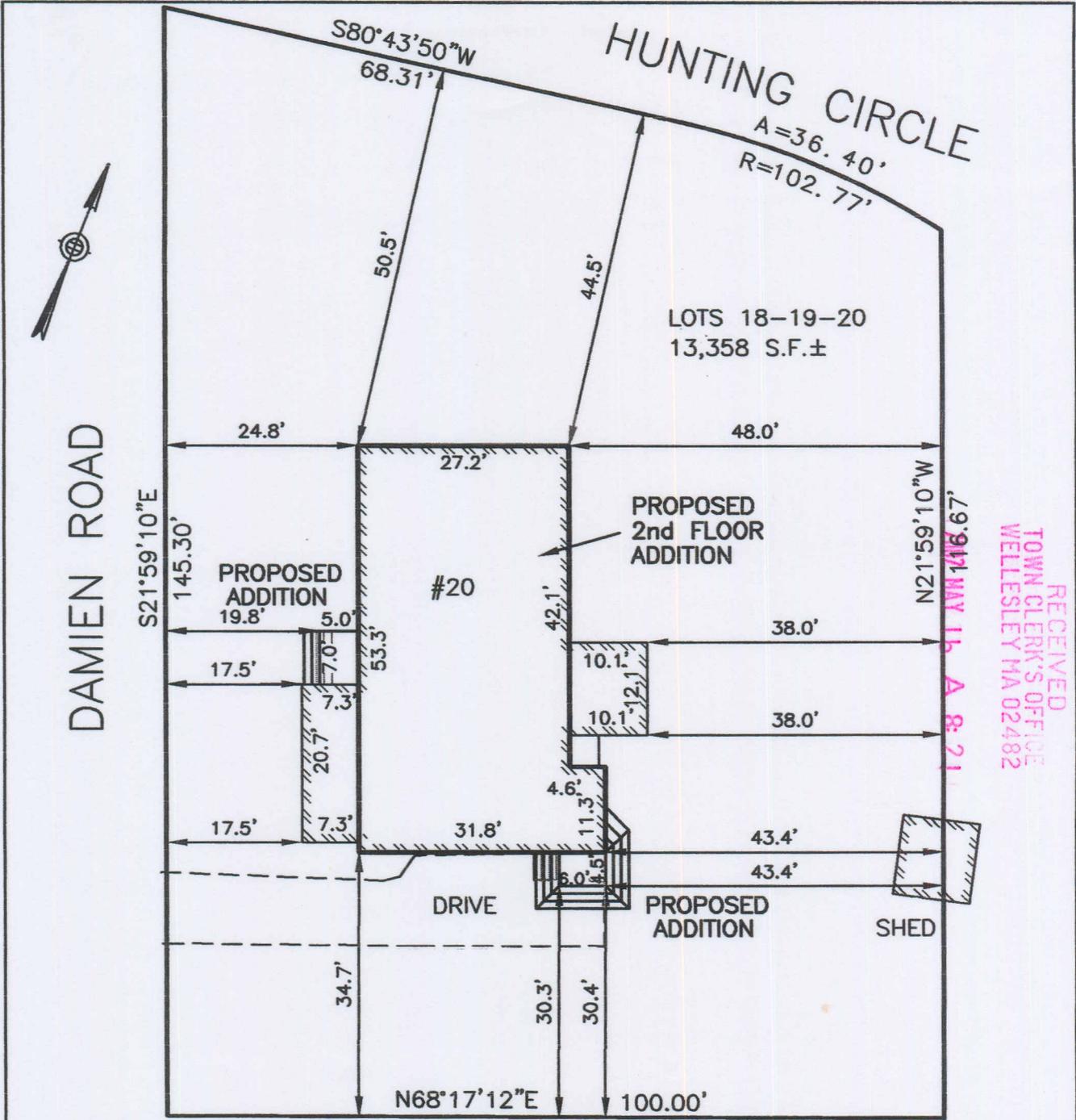
Cc: Planning Board  
Inspector of Buildings  
edg

  
Richard L. Seegel, Acting Chairman

  
Cynthia S. Hibbard

  
Robert W. Levy

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TOWN CLERK'S OFFICE  
WELLS RIVER, MA 01982  
2002 MAY 16 AM 8:21



**PLAN OF LAND IN WELLESLEY, MA.**

20 DAMIEN ROAD  
 PROPOSED ADDITIONS

SCALE 1 IN. = 20 FT  
 MARCH 29, 2002  
 REV: APRIL 26, 2002

STRUCTURES 1,915 S.F.  
 LOT COVERAGE 14.3%



**B** EVERETT M.  
**BROOKS**  
 COMPANY  
 ENGINEERS & SURVEYORS  
 49 LEXINGTON STREET  
 WEST NEWTON MA 02465  
 (617) 527-8750  
 PROJECT NO. 20853