

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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

2002 SEP 12 9 8 56

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ZBA 2002-74

Petition of Kevin W. and Stephanie Hawkinson  
24 Garrison Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 29, 2002 at 7:30 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of KEVIN W. AND STEPHANIE HAWKINSON 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 above their existing nonconforming garage 8 feet to accommodate a 19.9 foot by 18.1 foot second story addition, with an 8.8 foot by 2 foot overhang, with less than the required right side yard setback, at their nonconforming dwelling with less than the required front, left and right side yard setbacks, at 24 GARRISON ROAD, in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On August 9, 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 was Kevin Hawkinson, who said they would like to add another bedroom above the garage. The addition would not change the footprint, which is nonconforming as to the right side yard. He has spoken to his neighbors and no one had a problem with the addition.

The Board noted that the Planning Board had no objections to granting the Special Permit.

Statement of Facts

The subject property is located at 24 Garrison Road, in a 10,000 square foot Single Residence District, on a 10,000 square foot, and has a minimum left side yard clearance of 12.2 feet, a minimum front yard clearance of 29.6 feet and a minimum right side yard clearance of 10.3 feet.

The petitioners are requesting a Special Permit/Finding that the raising of the ridge line of their nonconforming garage, with a minimum right side yard setback of 10.3 feet, to accommodate a 19.9 foot by 20.1 foot second story addition with an 8.8 foot by 2 foot overhang, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated June 24, 2002, revised July 7, 2002, stamped by Carmelo Frazetti, Registered Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations dated 6/25/02, signed by Stephen D. Gagosian, and photographs were submitted.

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On August 13, 2002, the Planning Board reviewed the petition and offered no comment on the petition.

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.

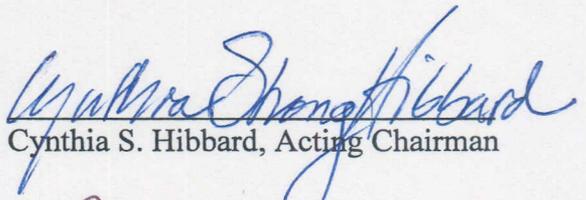
It is the finding of this Authority that the proposed 19.9 foot by 18.1 foot second story addition with the 8.8 foot by 2 foot overhang shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, as the addition shall neither intensify the existing nonconformance, nor create new nonconformity.

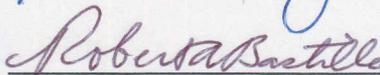
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, to construct the second story addition in accordance with the submitted plot plan and construction drawings.

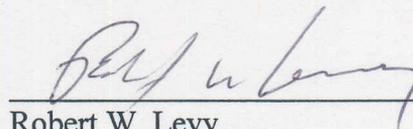
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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

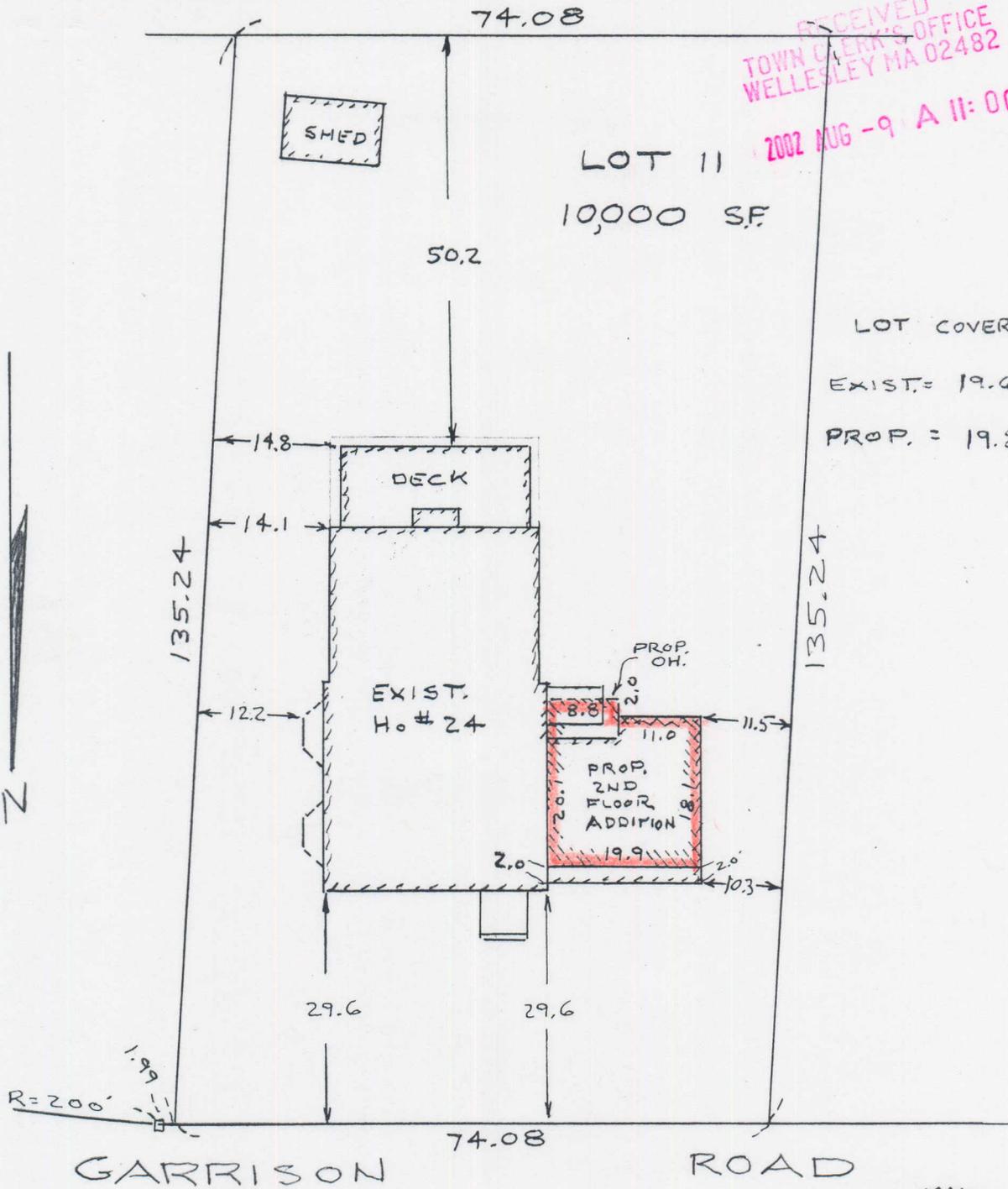
  
Cynthia S. Hibbard, Acting Chairman

  
Robert A. Bastille

  
Robert W. Levy

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2002 AUG -9 A 11:00



PLAN OF LAND  
WELLESLEY, MASS.

SCALE: 1" = 20'  
JUNE 24, 2002  
REV. JULY 7, 2002

CHENEY ENG CO., INC.  
DOVER, MASS.



*Carmelo Frazetti*