

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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

2002 SEP 13 A 8:58

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ZBA 2002-77

Petition of Robert D. Ciappenelli and Elizabeth Cotrone  
39 River Ridge

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 ROBERT D. CIAPPENELLI AND ELIZABETH COTRONE requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the construction of the one-story 15 foot by 5 foot portion of the front porch extension, with less than the required front yard setback, at their nonconforming dwelling with less than the required front and left side yard setbacks, at 39 RIVER RIDGE, 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 Elizabeth Cotrone, who said their home is an 1893 farmhouse. The conforming addition consists of a garage, first floor family room and bedroom above. They would also like to construct a farmer's porch, which will wrap around the front of the house. The 5 foot by 15 foot porch extension meets the shed roof over the first floor family room. The porch will maintain the character of the farmhouse. Ms. Cotrone submitted letters in support of the petition from several neighbors.

Ralph Stone, 41 River Ridge, requested to see the plans.

Margaret Klingmeyer, 32 River Ridge, spoke in support of the petition.

Statement of Facts

The subject property is located at 39 River Ridge in a 10,000 square foot Single Residence District, on a 10,960 square foot lot, and has a minimum front yard clearance of 26.4 feet and a minimum left side yard clearance of 5.4 feet.

The petitioners are requesting a Special Permit/Finding that construction of a farmer's porch, of which a 5 foot by 5 foot portion shall have a minimum front yard clearance of 26.4 feet shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A plot plan dated June 10, 2002, revised July 30, 2002, stamped by Frank Iebba, Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations dated July 31, 2002; and photographs were submitted.

Letters in support of the petition were received from Walter and Marcia Adams, 36 River Ridge, and Robert and Mary McCarthy, 38 River Ridge.

On August 13, 2002, the Planning Board reviewed the petition and had no objection to the granting of the special permit.

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.

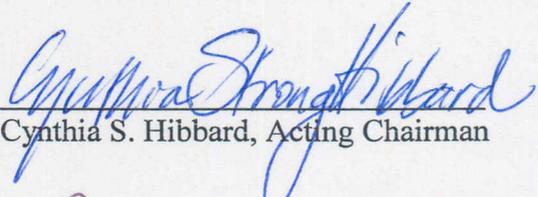
It is the finding of this Authority that the construction of the 5 foot by 15 foot portion of the farmer's porch, with less than the required front yard setback, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, as it will neither intensify the existing nonconformance, nor create new nonconformity.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of the 5 foot by 15 foot portion of the front porch in accordance with the submitted plot plan and construction drawings.

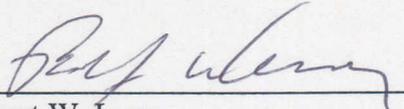
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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

  
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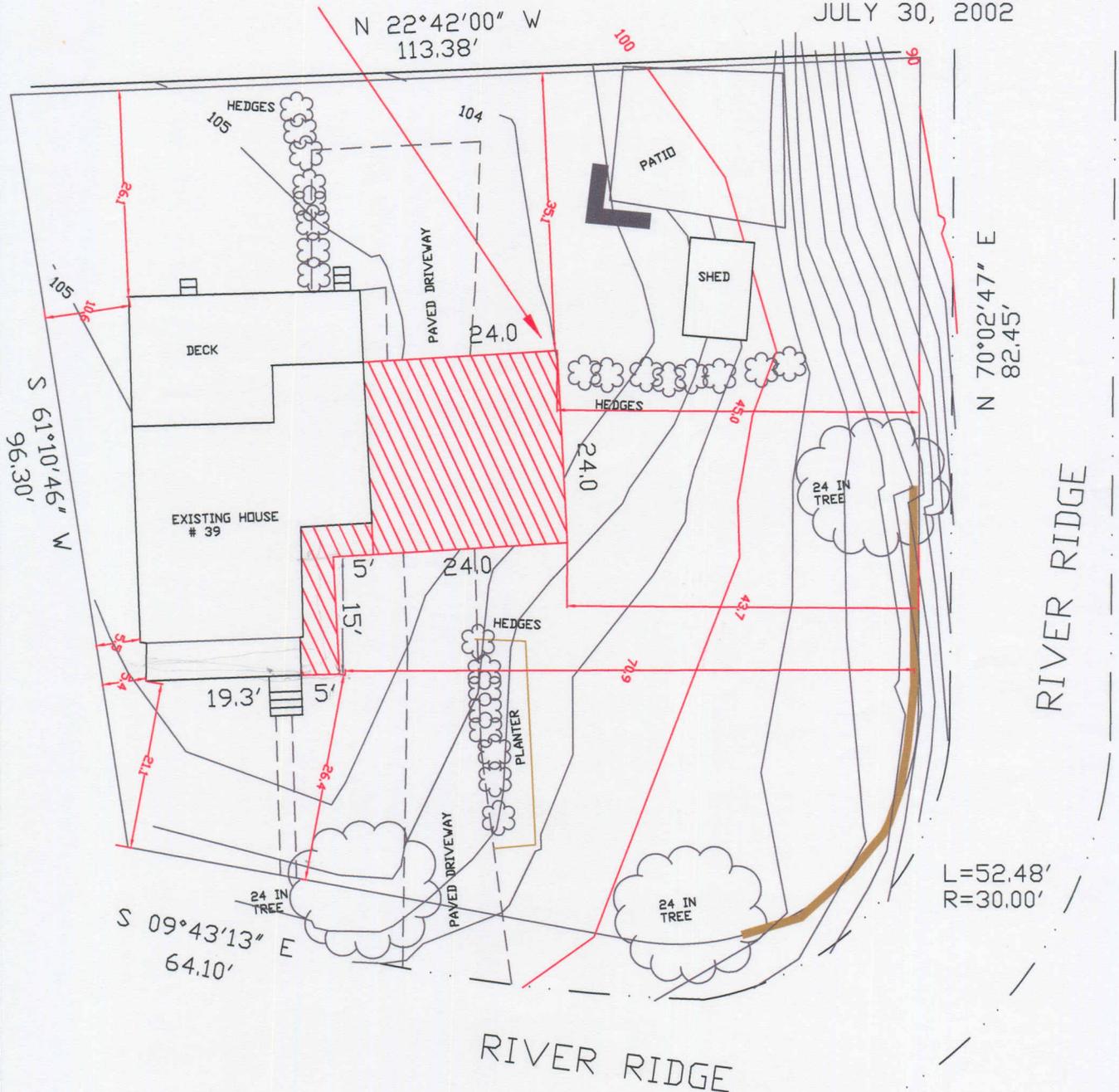
PLOT PLAN OF  
PROPOSED ADDITION  
39 RIVER RIDGE RD  
WELLESLEY, MA

SCALE: 1 IN = 20 FT

JUNE 10, 2002

JULY 30, 2002

2002 AUG - 9 A H: 07  
PROPOSED ADDITION



AREA: 10960 +/-  
LOT COVER PROP = 18.5 %  
LOT COVER EXIST = 11.6 %

ESSEX ENG & SURVEY  
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MA, 02462-0622

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