

TOWN OF WELLESLEY



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WELLESLEY MA 02482

ZONING BOARD OF APPEALS

2003 JUL 23 A 8: 21

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

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ZBA 2003-50

Petition of Louis and Pamela Grignaffini

11 Regis Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 10, 2003 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of LOUIS AND PAMELA GRIGNAFFINI requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the construction of a one-story 14 foot by 27.3 foot addition to their existing nonconforming two-car detached garage, with less than the required right and rear yard setbacks, at their property at 11 REGIS 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 June 23, 2003, 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 Louis and Pamela Grignaffini. Mr. Grignaffini said he would like to add a third bay on his garage to house his antique car.

The Board had no objection to granting the Special Permit with the condition that the garage never be used as habitable space.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 11 Regis Road, in a 10,000 square foot Single Residence District, on a 14,520 square foot lot, which contains a single family house and a 28 foot by 28 foot nonconforming detached garage with a minimum right side yard setback of 6.9 feet and a minimum rear yard setback of 9.4 feet.

The petitioners are requesting a Special Permit/Finding that the construction of a one-story 14 foot by 27.3 foot addition, with a minimum rear yard setback of 9.6 feet, to their existing nonconforming two-car garage with a minimum right side yard setback of 6.9 feet and a minimum rear yard setback of 9.4 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated May 3, 2003, stamped by George N. Giunta, Professional Land Surveyor; Elevation Drawings prepared by Wellesley Design Service; and photographs were submitted.

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The Planning Board reviewed the petition and had no objection to the granting of the request.

Decision

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

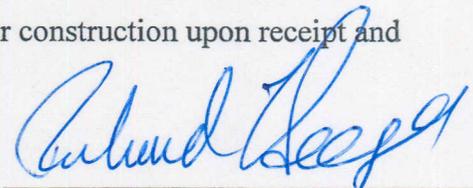
It is the finding of this Authority that the construction of the 14 foot by 27.3 foot one-story garage addition with a minimum rear yard setback of 9.6 feet shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure as the addition will neither intensify the existing nonconformance, nor will it create new nonconformity as it is less nonconforming than the existing structure.

Therefore, a Special Permit is granted for the garage addition, as voted unanimously by this Authority at the Public Hearing, in accordance with the submitted plot plan and elevation drawings, and subject to the condition that said garage shall never be used as habitable space.

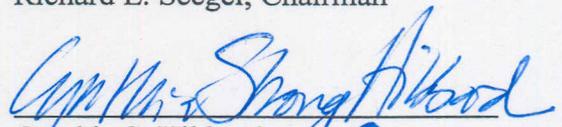
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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.

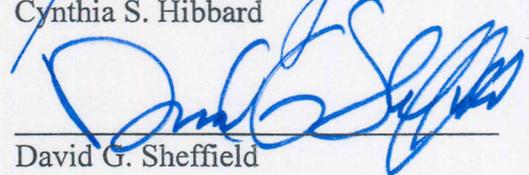
Cc: Planning Board  
Inspector of Buildings  
edg



Richard L. Seegel, Chairman

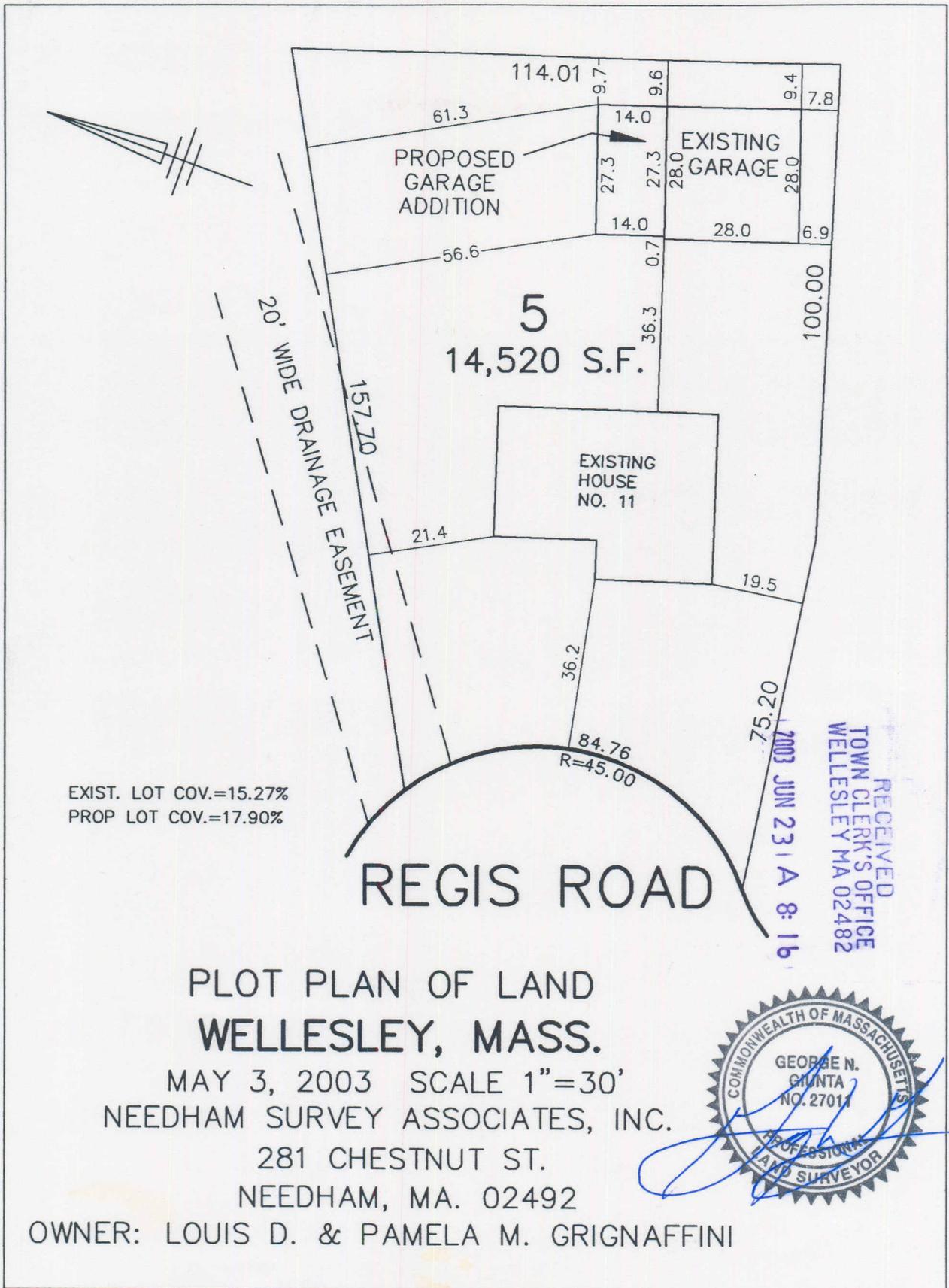


Cynthia S. Hibbard



David G. Sheffield

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PLOT PLAN OF LAND  
WELLESLEY, MASS.

MAY 3, 2003 SCALE 1"=30'  
NEEDHAM SURVEY ASSOCIATES, INC.  
281 CHESTNUT ST.  
NEEDHAM, MA. 02492

OWNER: LOUIS D. & PAMELA M. GRIGNAFFINI