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ZBA 2003-73
 Petition of Richard Hyson
 31 Cedar Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 18, 2003 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 RICHARD HYSON requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the construction of a two-story 22 foot by 28.04 foot addition and a 16.42 foot by 8.54 foot porch, both of which would have less than the required right side yard setback, at his nonconforming dwelling with less than the required right side yard setback, at 31 CEDAR STREET, 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 19, 2003, the petitioner 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 Jan Hyson, who said they would like to build an addition and a porch, which will not conform on the right side. Their house is nonconforming on the right side.

The Board noted that the Planning Board had no objection to granting the request.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 31 Cedar Street, in a 10,000 square foot Single Residence District, on a 10,500 square foot lot, and has a minimum right side yard setback of 8.5 feet.

The petitioner is requesting a Special Permit/Finding that the construction of a two-story 22 foot by 28.04 foot addition with a minimum right side yard setback of 10.5 feet, and a 16.42 foot by 8.54 foot porch with a minimum right side yard setback of 10.2 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated August 8, 2003, stamped by Verne T. Porter, Jr., Registered Professional Land Surveyor; Existing and Proposed Floor Plans and Elevation Drawings dated August 12, 2003, drawn by Pinnacle Design & Construction Management, Inc.; and photographs were submitted.

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

