

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

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

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WELLESLEY MA 02482  
2004 FEB 25 1 A 8:07

ZBA 2004-6  
Petition of Daniel and Elizabeth Stravinski  
15 Wilde Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 12, 2004 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of DANIEL AND ELIZABETH STRAVINSKI requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the enclosure and incorporation into the internal structure of the existing nonconforming one-story 9.4 foot by 15.7 foot sun porch with less than the required left side yard setback, at their nonconforming dwelling with less than the required left and right side yard setbacks, at 15 WILDE ROAD in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. There shall be no change in the footprint.

On January 22, 2004, 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 Daniel and Elizabeth Stravinski. Mr. Stravinski said they would like to enclose and weatherize the porch, which is nonconforming. The proposed addition is conforming.

The Board said that the plot plan shows question marks as to the dimensions of the porch, which were clarified by the "blow-up" of the porch, which was also submitted. The Board would request that a revised plot plan including the dimensions of the porch be submitted prior to the issuance of a building permit.

The Board commented that the scale of the drawings did not appear to be correct, and asked if the plans had been reduced. Mrs. Stravinski said they had been. The Board requested that either a new set of plans with the correct scale, or a graphic scale correction of the existing plans be submitted.

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

No other person present had any comment on the petition.

### Statement of Facts

The subject property is located at 15 Wilde Road, on an 8,000 square foot lot in a 10,000 square foot Single Residence District, and has a minimum left side yard setback of 17.1 feet and a minimum right side yard setback of 10.2 feet.

ZBA 2004-6  
Petition of Daniel and Elizabeth Stravinski  
15 Wilde Road

The petitioners are requesting a Special Permit/Finding that the enclosure of a one-story 9.4 foot by 15.7 foot screened porch with a minimum left side yard setback of 17.1 feet and its incorporation into the internal structure of the dwelling shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. There shall be no change in the footprint.

A Plot Plan dated November 5, 2003, revised November 18, 2003, stamped by Todd P. Chapin, Registered Land Surveyor; an undated, unstamped enlargement of the screened porch with dimensions and setbacks; Existing and Proposed Floor Plans and Elevations dated December 20, 2003, prepared by Studio Twenty Six; and photographs were submitted.

On February 16, 2004, the Planning Board reviewed the petition and had no objection to granting 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.

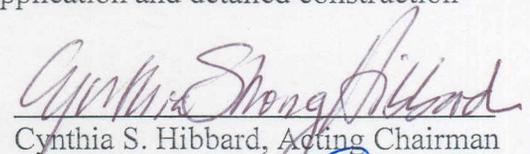
It is the finding of this Authority that the proposed enclosure of the one-story 9.4 foot by 15.7 foot screened porch with less than the required left side yard setback, and its incorporation into the internal structure of the dwelling shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure as the enclosure shall neither intensify the existing nonconformance, nor create new nonconformity for there shall be no change in the footprint.

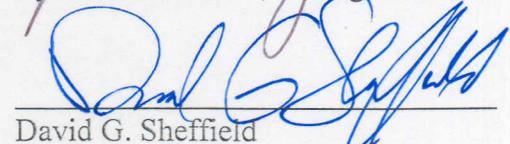
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, to enclose the one-story 9.4 foot by 15.7 foot porch in accordance with the submitted plans on the following conditions:

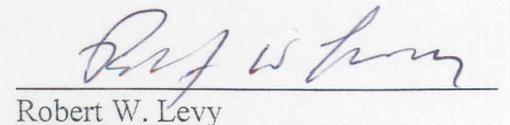
1. Prior to the issuance of a building permit, a revised plot plan showing the dimensions of the screened porch shall be submitted to the office of the Board of Appeals.
2. Prior to the issuance of a building permit, revised plans reflecting the proper scale shall be submitted to the office of the Board of Appeals.

Subsequent to compliance with these two conditions, the Building Inspector 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.

  
Cynthia S. Hibbard, Acting Chairman

  
David G. Sheffield

  
Robert W. Levy

Cc: Planning Board  
Inspector of Buildings

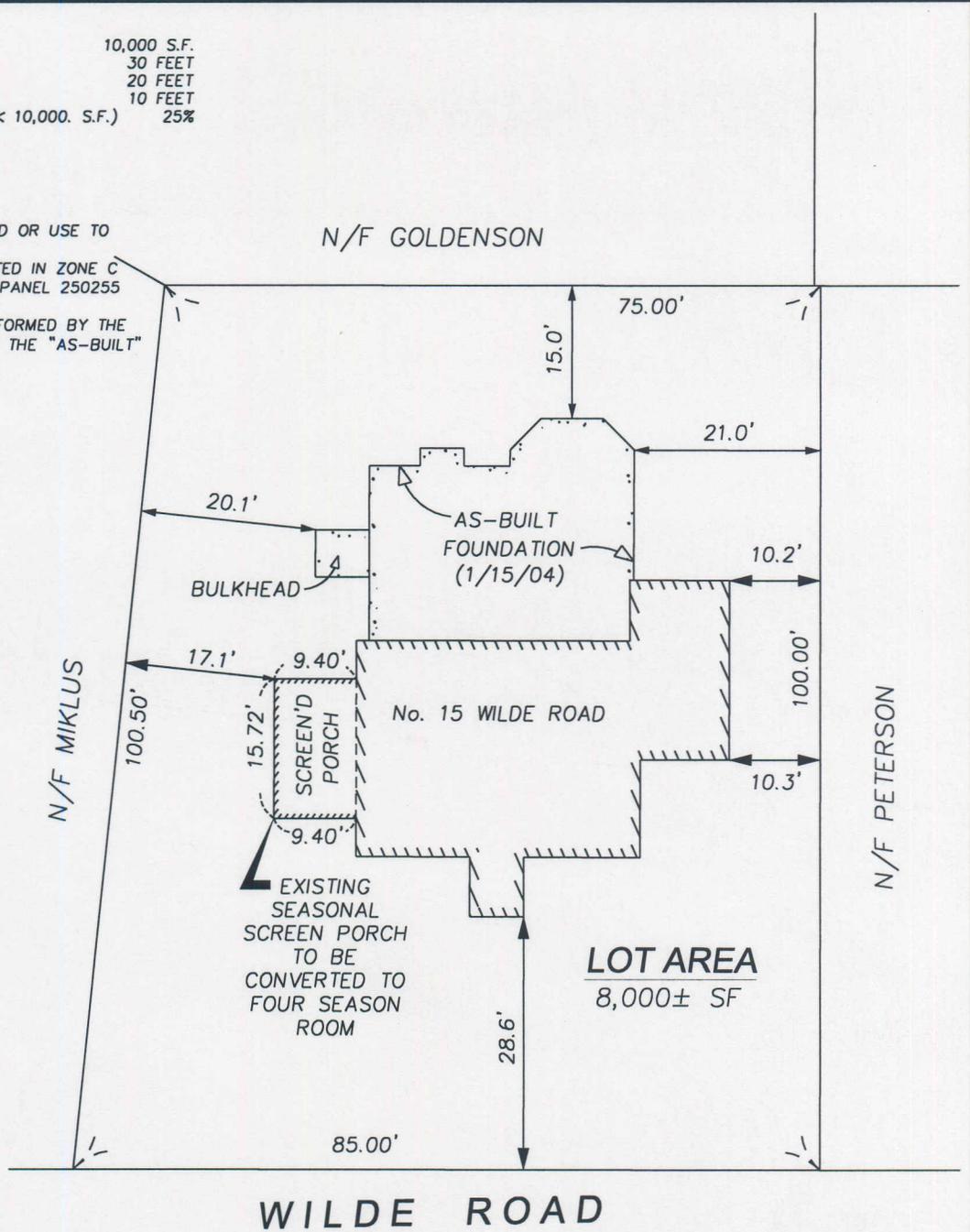
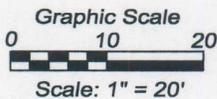
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WELLESLEY MA 02482  
2004 FEB 25 10 08 AM

ZONE : SINGLE RESIDENCE 10  
 MINIMUM LOT AREA: 10,000 S.F.  
 FRONT YARD: 30 FEET  
 SIDE YARD: 20 FEET  
 REAR YARD: 10 FEET  
 RATIO OF BUILDING TO LOT AREA: (< 10,000. S.F.) 25%

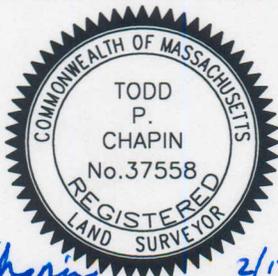
TOTAL LOT COVERAGE = 23.6±%  
 (EXIST. BLDG. & AS-BLT. FND.)

**NOTES:**

1. THIS PLAN SHALL NOT BE RECORDED OR USE TO ESTABLISH PROPERTY LINES.
2. THE EXISTING BUILDINGS ARE LOCATED IN ZONE C AS SHOWN ON F.I.R.M. COMMUNITY PANEL 250255 0005B DATED 9/5/79.
3. 1/15/04 IS THE LAST SURVEY PERFORMED BY THE JILLSON COMPANY, INC. TO LOCATE THE "AS-BUILT" BUILDING LOCATION



"BASED ON AN INSTRUMENT SURVEY, I CERTIFY THAT THE EXISTING DWELLING IS LOCATED AS SHOWN HEREON."



*Todd P. Chapin*  
 P.L.S. DATE 2/17/04

LAND IN  
**WELLESLEY, MASS.**

PREP. FOR : DANIEL & ELIZABETH STRAVINSKI  
 #15 WILDE ROAD, WELLESLEY, MA 02481

SCALE: 1"=20'

DATE: FEBRUARY 17, 2004

**THE JILLSON COMPANY, INC.**

P.O. BOX 2135  
 FRAMINGHAM, MA 01703  
 (508)-485-0500

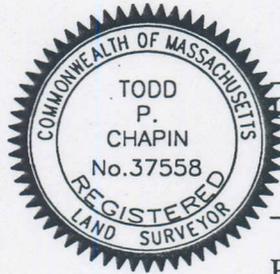
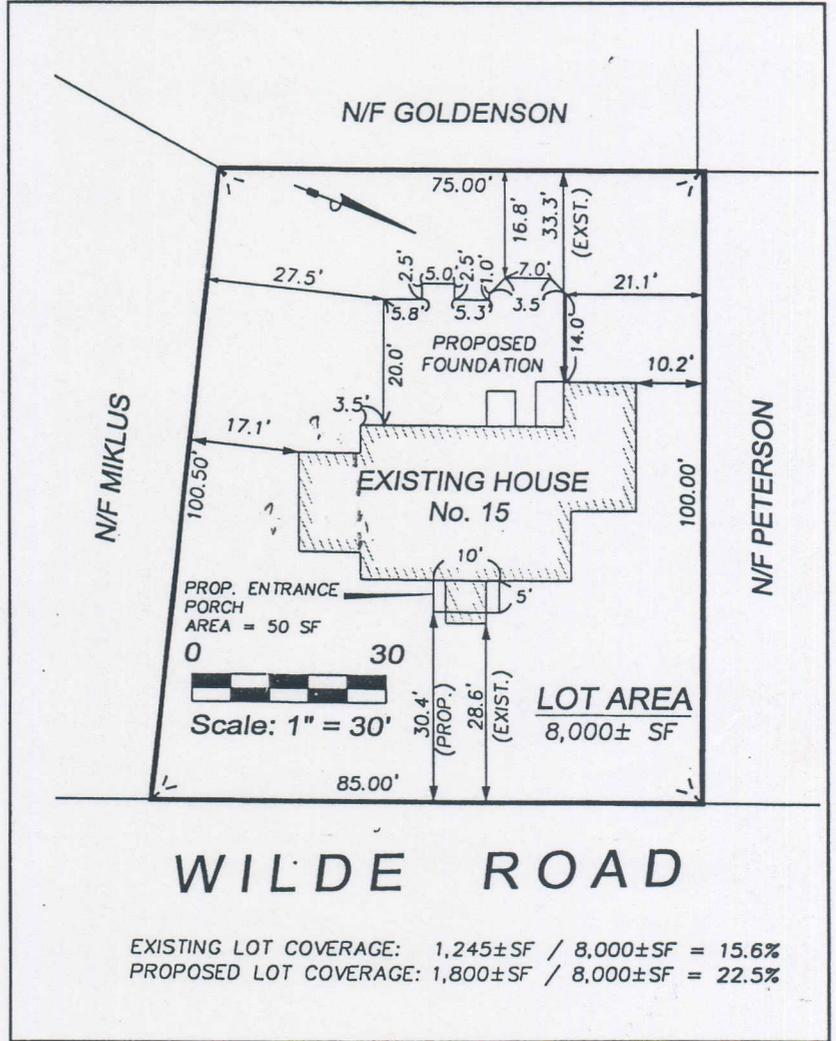
www.JILLSONCOMPANY.com

JOB #960

PROPOSED CONSTRUCTION  
CERTIFIED PLOT PLAN

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482

2004 JAN 22 P 1:40



NOVEMBER 5, 2003

DATE

REV: 11/18/03  
(508) 485-0500

PHONE

*Todd P. Chapin*  
REG. LAND SURVEYOR

JILLSON CO., INC.  
P.O. BOX 2135  
FRAMINGHAM, MA. 01703

ADDRESS