

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2004-14  
Petition of Thomas and Stephanie Masiello  
3 Grantland Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 11, 2004 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of THOMAS AND STEPHANIE MASIELLO requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the demolition of an existing nonconforming garage and construction of a two-story 19 foot by 26 foot addition with a 5 foot by 10 foot overhang, and less than the required left side yard setback, at their nonconforming dwelling with less than the required left and front yard setbacks at 3 GRANTLAND 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 February 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 Thomas and Stephanie Masiello. Mr. Masiello said they would like to demolish their nonconforming one-car garage and replace it in the same location with a two-story addition having a garage under and storage space above. The proposed garage would be 5 feet longer to provide additional storage space, but fits within the existing setbacks. They have spoken to all their neighbors and there were no objections.

The Board noted that the Planning Board had no objection to granting the request. The Board further noted that the proposed two-story addition would come no closer to the left side lot line than does the existing one-car garage.

The Board complimented the Masiellos' architects on the plans.

Francisco Martinez, 5 Grantland Road, asked how long the construction period would be. Mr. Masiello said the whole project would take between 6 to 7 months, but the major exterior construction would take less time.

Statement of Facts

The subject property is located at 3 Grantland Road, in a 10,000 square foot Single Residence District, and has a minimum left side yard clearance of 15.2 feet and a minimum front yard clearance of 29.8 feet.

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ZBA 2004-14  
Petition of Thomas and Stephanie Masiello  
3 Grantland Road

The petitioners are requesting a Special Permit/Finding that the demolition of their existing nonconforming one-car garage with a minimum left side yard clearance of 15.2 feet and construction of a two-story 19 foot by 26 foot addition with a 5 foot by 10 foot overhang, with a minimum left side yard clearance of 15.2 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated 2/18/04, stamped by Peter G. Hoyt, Professional Land Surveyor; Existing and Proposed Floor Plans and Elevation Drawings dated September 22, 2003, prepared by Spurling Thomas Personal Homes; and photographs were submitted.

On March 9, 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.

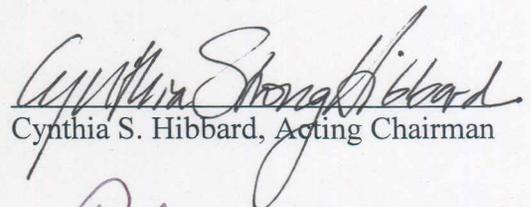
It is the finding of this Authority that the demolition of the existing nonconforming one-car garage, and construction of a two-story 19 foot by 26 foot addition with a 5 foot by 10 foot overhang with a minimum left side yard setback of 15.2 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, as the addition shall neither intensify the existing nonconformance, nor shall it create new nonconformity as the left side yard setback shall remain the same.

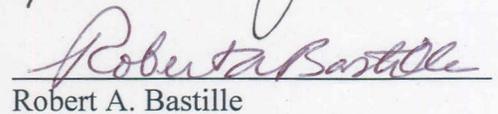
Therefore, a Special Permit is granted, as voted unanimously by this Authority, for the demolition of the one-car garage and construction of the two-story 19 foot by 26 foot addition with a 5 foot by 10 foot overhang in accordance with the submitted plot plan and construction drawings.

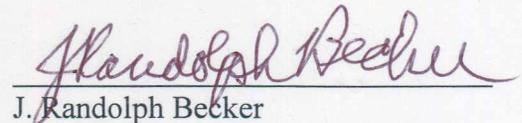
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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

  
J. Randolph Becker

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