

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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WELLESLEY MA 02482
MAY 21 1 P 2:22

ZBA 2004-33
Petition of Michael Blaber and Allison Parker
1 Bird Hill Avenue

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 13, 2004 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of MICHAEL BLABER AND ALLISON PARKER requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the demolition of their existing nonconforming covered entry and construction of a two-story 3 foot by 18.5 foot addition with less than the required front setback, at their nonconforming dwelling with less than the required front setback, at 1 BIRD HILL AVENUE, in a 15,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On April 27, 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 Michael Blaber and Allison Parker. Ms. Parker said they would like to push out the back wall three feet on the first floor. The second floor does not extend as far as the first floor.

Mr. Blaber said that the house was constructed in 1862, and they have tried to maintain architectural consistency in prior renovations.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 1 Bird Hill Avenue, in a 15,000 square foot Single Residence District, on a 31,958 square foot lot, and has a minimum front yard setback of 17.1 feet.

The petitioners are requesting a Special Permit/Finding that the demolition of their existing covered entry and construction of a three foot by 18.5 foot addition, with a minimum front yard setback of 28.9 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated April 16, 2004, stamped by Bruce Bradford, Professional Land Surveyor; Existing and Proposed Floor Plans and Elevation drawings dated 4/9/04, prepared by Paul Worthington of Design Restoration, Inc.; and photographs were submitted.

On May 11, 2004, the Planning Board reviewed the petition and had no objection to the granting of this request.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the Public Hearing. The existing structure does not comply with the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

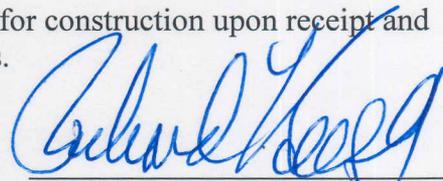
It is the finding of this Authority that the proposed demolition of the existing covered entry and construction of the 3 foot by 18.5 foot two-story addition with a minimum front setback of 28.9 feet shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure as the addition shall neither intensify the existing nonconformance, nor shall it create new nonconformity.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the demolition of the existing entry and construction of the two-story 3 foot by 18.5 foot addition in accordance with the submitted plot plan and construction plans.

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.

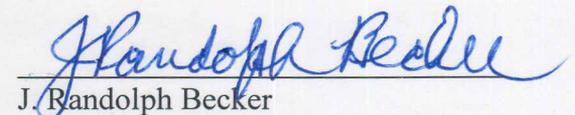
Cc: Planning Board
Inspector of Buildings
edg



Richard L. Seegel, Chairman



David G. Sheffield



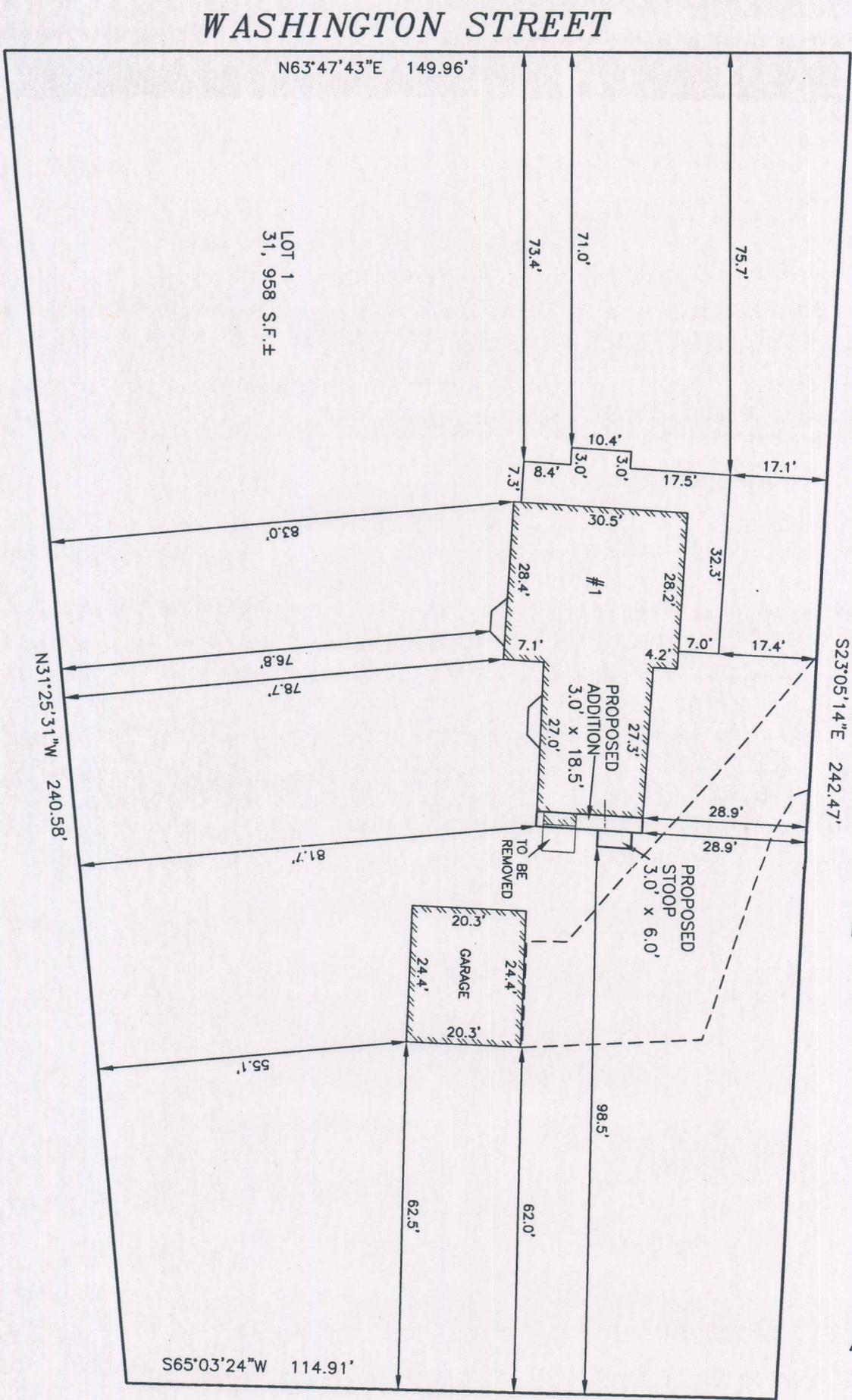
J. Randolph Becker

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BIRD HILL AVENUE



WASHINGTON STREET

LOT 1
31,958 S.F.±

S23°05'14"E 242.47'

N31°25'31"W 240.58'

S65°03'24"W 114.91'



ESTABLISHED 1916

EVERETT M. BROOKS CO.

SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

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(617) 332-1578 FAX
embrooks@embrooks.com

PROPOSED
STRUCTURES 2,435 S.F.
LOT COVERAGE 7.6%

EXISTING
STRUCTURES 2,400 S.F.
LOT COVERAGE 7.5%



PLAN OF LAND IN
WELLESLEY, MA

1 BIRD HILL AVENUE
PROPOSED ADDITIONS
PREPARED FOR: ALLISON PARKER

SCALE: 1 IN. = 20 FT.
DATE: APRIL 16, 2004
DRAWN: ER
CHECK: BB
REVISIONS:

PROJECT NO. 21710