



ZONING BOARD OF APPEALS

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

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2004 SEP 22 A 9:50
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ZBA 2004-58
 Petition of Pace W. Wilson
 24 Beverly Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 9, 2004 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of PACE W. WILSON, requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition of the existing 8.8 foot by 14.5 foot one story nonconforming sunporch and construction of an 8.8 foot by 23 foot two story addition with less than required left side yard setback, construction of a 9.6 foot by 10.6 foot addition with less than required right side yard setback, and construction of a 4 foot by 6 foot platform with less than required right side yard setback at their nonconforming dwelling with less than required left side, right side and front yard setbacks, at 24 BEVERLY ROAD, on an 8,000 square foot lot, in a Single Residence District in which the minimum lot size required is 10,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On August 23, 2004, 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 Pace Wilson, who said that she wanted to tear down the existing sunporch and construct a two story addition that was the same width as the sunporch but longer. The second story would allow her to expand her daughter's room. She wanted to build a mudroom at the back of the garage and a platform off of the mudroom.

The Board asked Ms. Wilson if she had spoken with her neighbors, as the two story addition would add bulk to the dwelling in an area where the neighboring houses are close. Ms. Wilson said that she had spoken with her neighbors and no one had any objection to her proposal. She said that pine trees on the left side boundary would block the neighbor's view of the two story addition.

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

Statement of Facts

The subject property is located at 24 Beverly Road, on an 8,000 square foot lot, in a Single Residence District in which the minimum lot size required is 10,000 square feet, and has a minimum left side yard setback of 11 feet, a minimum right side yard setback of 11.1 feet, and a minimum front yard setback of 29.9 feet.

The petitioner is requesting a Special Permit/Finding that demolition of the existing one story 8.8 foot by 14.5 foot nonconforming sunporch and construction of an 8.8 foot by 23 foot two story addition, with a minimum left side yard setback of 11 feet, and construction of a 9.6 foot by 10.6 foot addition, with a minimum right side yard setback of 11.1 feet, and construction of a 4 foot by 6 foot platform, with a minimum right side yard setback of 11.1 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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A Plot Plan dated 8/11/04, stamped by Bruce Bradford, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevations Drawings, dated 8/20/04, prepared by Vincent Codispoti, Jr., Architect, and photographs were submitted.

On August 31, 2004, 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 structure does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

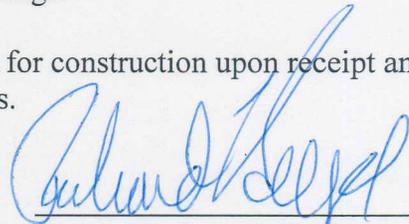
It is the finding of this Authority that demolition of the existing nonconforming sunporch and construction of an 8.8 foot by 23 foot two story addition, with a minimum left side yard setback of 11 feet, construction of a 9.6 foot by 10.6 foot addition with a minimum right side yard setback of 11.1 feet, and construction of a 4 foot by 6 foot platform with a minimum right side yard setback of 11.1 feet, shall not be substantially more detrimental to the neighborhood, as the additions and platform shall neither intensify the existing nonconformance, nor shall they create a new nonconformity as the left side and right side yard setbacks shall remain the same.

Therefore, a Special Permit is granted, as voted unanimously by this Authority, for the demolition of an existing one story sunporch and construction of a two story addition, a one story addition, and a platform 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.

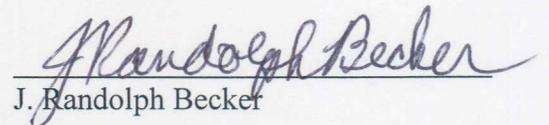
Cc: Planning Board
Inspector of Buildings
lrm



Richard L. Seegel, Chairman



Robert A. Bastille

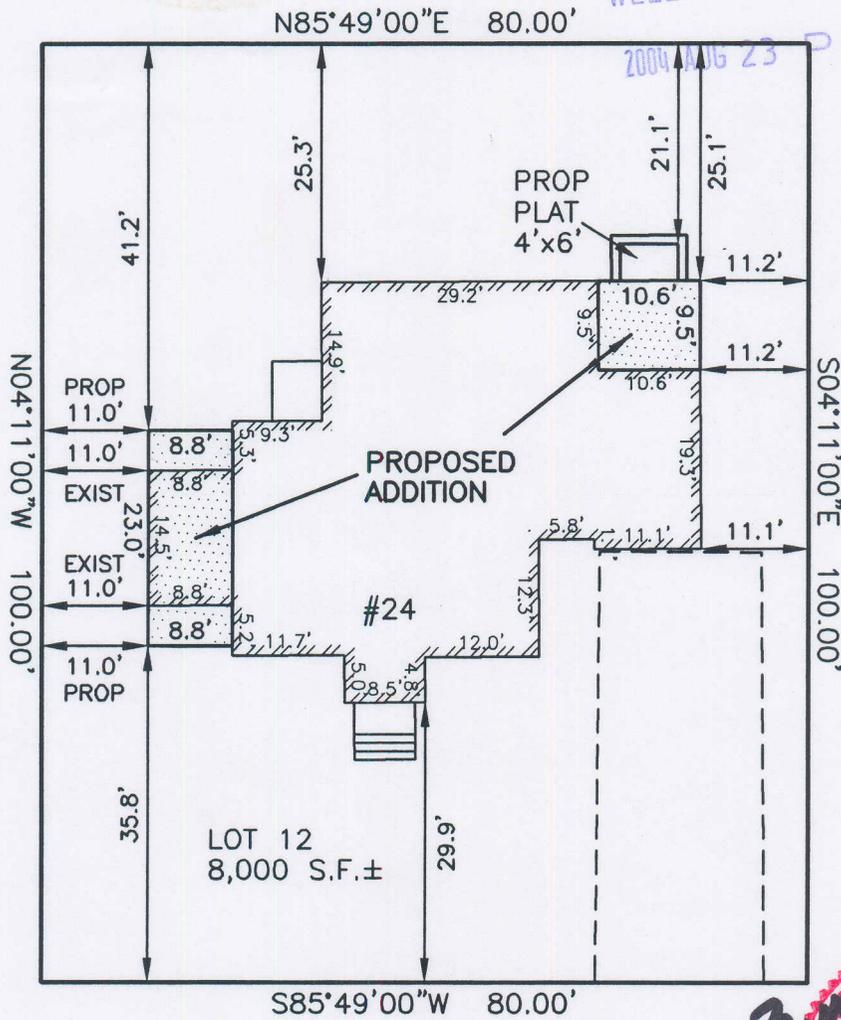


J. Randolph Becker

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2004 SEP 22 11 A 9:50

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2004 AUG 23 2:38



Bruce Bradford

BEVERLY ROAD

ESTABLISHED 1916

EMB

EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
(617) 332-1578 FAX
info@everettbrooks.com

ZONING DISTRICT:
SINGLE RESIDENCE
DEED REF: BK 19892 PG 309

EXISTING:
LOT COVERAGE 21.2%
STRUCTURES 1,700 S.F.

PROPOSED:
LOT COVERAGE 23.4%
STRUCTURES 1,875 S.F.

**PLAN OF LAND IN
WELLESLEY, MA**

24 BEVERLY ROAD
PROPOSED ADDITIONS

TO ACCOMPANY THE PETITION OF
PACE WILSON
47 LIVERMORE ROAD
WELLESLEY, MA

SCALE: 1 IN. = 20 FT.

DATE: AUGUST 11, 2004

DRAWN: ER

CHECK: BB

PROJECT NO. 21732