



ZONING BOARD OF APPEALS

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

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ZBA 2012-47
 Petition of Patrick Ahearn
 16 Clifton Road

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 WELLESLEY MA 02482
 2012 JUN 20 P 3:07

Record Owner of Property: Robert Bourgault & Kristen DeChiaro

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 7, 2012, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of PATRICK AHEARN requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a 300 square foot deck, construction of a 28.2 foot by 31.7 foot two-story addition, construction of a 4.7 foot by 20.3 foot one-story addition that will meet setback requirements, and enclosure of an existing nonconforming porch with less than required front yard and right side yard setbacks, in a 10,000 square foot Single Residence District, at 16 CLIFTON ROAD, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Presenting the case at the hearing was Michael Tartamella, Architect, who was representing Patrick Ahearn (the "Petitioner").

Mr. Tartamella said that the existing nonconforming structure has less than required front and side yard setbacks.

Mr. Tartamella said that the proposal is to add a 1.5 story garage and living space addition to the south side that will meet setback requirements. He said that there is a semi-enclosed porch on the north side that they are looking to fully enclose for living space with no change to the footprint. He said that there is a small portico at the front that they will be adding a covering over with columns that come down to the stoop.

Alan Steele, 15 Clifton Road, said that he had not seen the plans. He said that the abutters notice referenced 1000 square feet of additional footprint.

Mr. Tartamella said that the Total Living Area plus Garage (TLAG) calculations are 3,100 square feet, which is below the threshold for the district.

The Board said that it always encourages petitioners to discuss their plans with the neighbors.

The Board said that the proposed structure will be in scale with the adjacent house.

Statement of Facts

The subject property is located at 16 Clifton Road, in a 10,000 square foot Single Residence District, with a minimum front yard setback of 27.4 feet and a minimum right side yard setback of 5.4 feet.

The Petitioner is requesting a Special Permit/Finding that construction of a 300 square foot deck, construction of a 28.2 foot by 31.7 foot two-story addition, construction of a 4.7 foot by 20.3 foot one-story addition that will meet setback requirements, and enclosure of an existing nonconforming porch with less than required front yard and right side yard setbacks, in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated 5/11/12, stamped by Daniel J. Tivnan, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 5/15/12, prepared by Patrick Ahearn, Architect, and photographs were submitted.

On June 5, 2012, the Planning Board reviewed the petition and recommended that the Special Permit be granted.

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 construction of a 300 square foot deck, construction of a 28.2 foot by 31.7 foot two-story addition, construction of a 4.7 foot by 20.3 foot one-story addition that will meet setback requirements; and enclosure of an existing nonconforming porch with less than required front yard and right side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, as it shall neither increase an existing nonconformity nor create a new nonconformity.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of a 300 square foot deck, construction of a 28.2 foot by 31.7 foot two-story addition, construction of a 4.7 foot by 20.3 foot one-story addition that will meet setback requirements, and enclosure of an existing nonconforming porch with less than required front yard and right side yard setbacks, in accordance with the submitted plot plan and construction drawings.

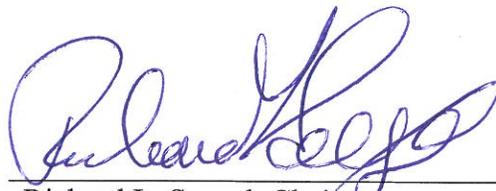
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

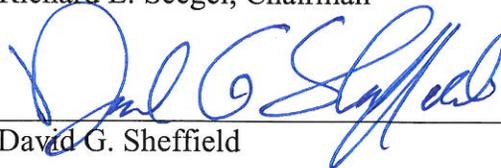
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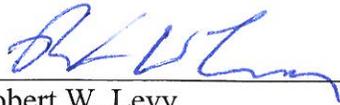
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman



David G. Sheffield



Robert W. Levy

cc: Planning Board
Inspector of Buildings
lrm

PROPOSED SITE PLAN

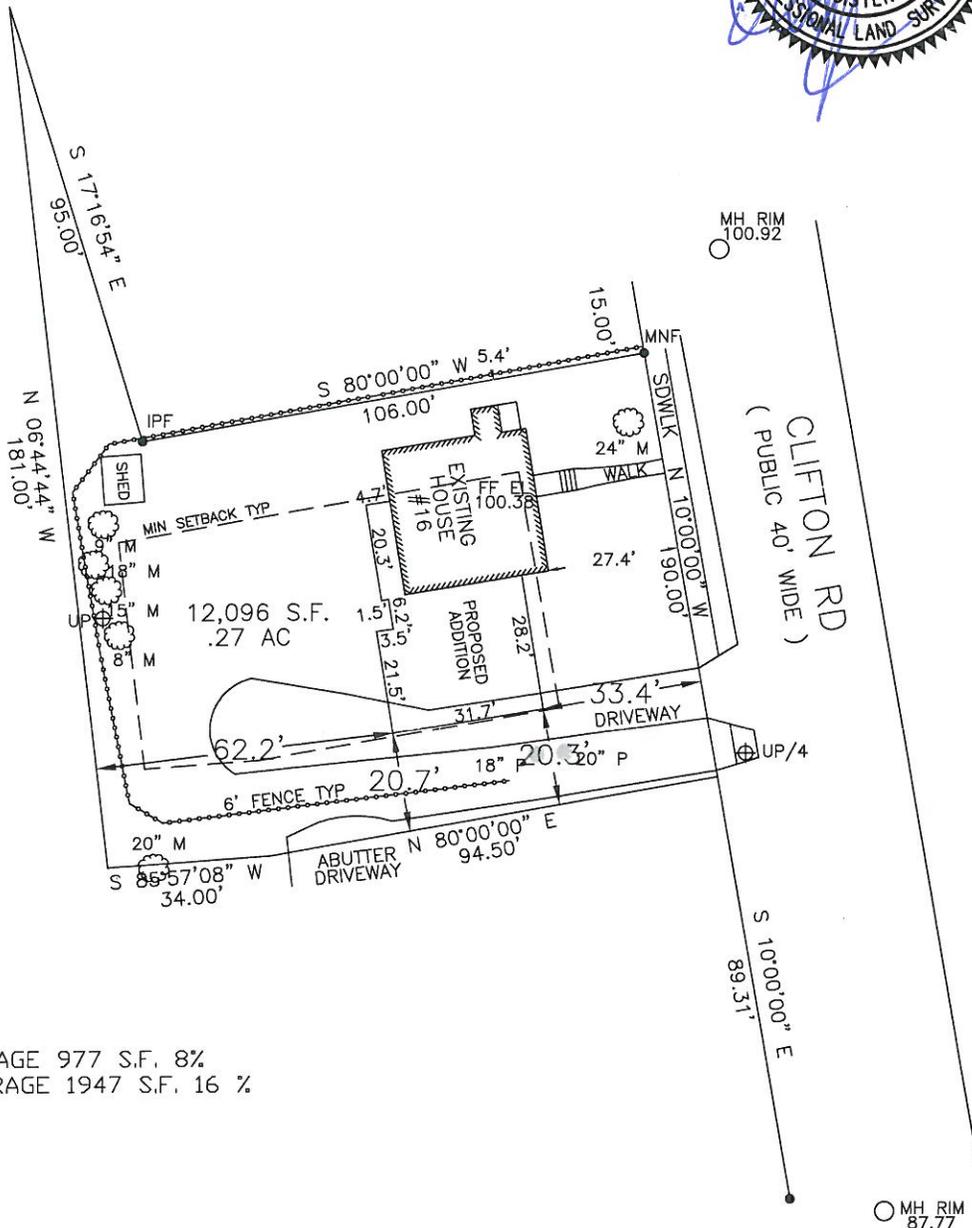
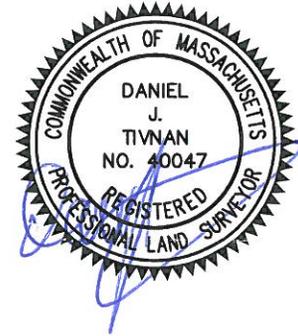
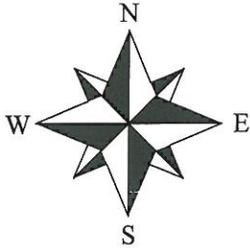


hs&t group, inc.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
 75 HAMMOND STREET - 2ND FLOOR
 WORCESTER, MASSACHUSETTS 01610-1723
 PHONE: 508-757-4944 EMAIL: INFO@HSTGROUP.NET
 FAX: 508-752-8895 WWW.HSTGROUP.NET

PROJECT: 16 CLIFTON RD
 WELLESLEY MA
 OWNER: BOB BOURGAULT & KRISTEN DICHIARO
 DATE: 05-11-12
 ZONE: SR10
 SCALE: 1" = 40'
 COMP'D: DJT
 CAD: DJT
 FLD. BK: 629-128
 JOB #: 4947
 FILE: CLIFTON16PROP

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS
 THE LOCATION OF THE BUILDING AND DIMENSIONS AS SHOWN.



EXISTING LOT COVERAGE 977 S.F. 8%
 PROPOSED LOT COVERAGE 1947 S.F. 16 %