



## ZONING BOARD OF APPEALS

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

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ZBA 2013-03  
Petition of Douglas Palmer  
9 Hunting Street

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2013 JAN 17 P 2 50

Record Owner of Property: Jane Dunning

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 3, 2013, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of DOUGLAS PALMER requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that enclosure of a portion of an existing nonconforming porch with less than required front yard and left side yard setbacks, on an existing nonconforming structure with less than required front yard, left side yard and right side yard setbacks, on a 6,000 square foot lot in a Water Supply Protection District in which the minimum lot size is 10,000 square feet, at 9 HUNTING STREET, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On December 17, 2012, 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 Douglas Palmer, (the "Petitioner").

Mr. Palmer said that the homeowner requested that half of the existing farmers porch be enclosed. He said that he spoke with the Building Inspector who said that the porch could be rebuilt as is but would have to come before the Board for a Special Permit/Finding if the mass was changed.

The Board said that it is an undersized lot. The Board said that the existing house only meets the rear setback requirements. The Board said that the footprint will not change.

Mr. Palmer said that the porch is in poor repair with the footings falling over. He said that there will be a new foundation and matching stone work. He said that the left hand side of the farmers porch will remain the same. He said that porch will remain as a one-story structure. He said that the roof will not change.

The Board said that the proposed change will expand the living room. Mr. Palmer said that the house has a lack of common living space.

Mr. Palmer said that the basement will not be expanded.

Mr. Palmer said that the existing window frames will be reused. He said that they will install new sash packs to bring the look of the house back to what it used to be with single divided light windows. He said that the plan is to eventually do that with the rest of the house.

Mr. Palmer said that there is a duct work extension for forced hot air heat. He said that the existing register is between the two windows.

Mr. Palmer said that he had not spoken with the neighbors. He said that the homeowner previously owned 4 Hunting Street and swapped houses with the neighbor. He said that she has lived on the street for seven to eight years

There was no one present at the Public Hearing who wished to speak to the petition.

#### Statement of Facts

The subject property is located at 9 Hunting Street, on a 6,000 square foot lot in a Water Supply Protection District in which the minimum lot size is 10,000 square feet, with a minimum front yard setback of 25.5 feet, a minimum left side yard setback of 9.2 feet, and a minimum right side yard setback of 19.7 feet.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that enclosure of a portion of an existing nonconforming porch with less than required front yard and left side yard setbacks, on an existing nonconforming structure with less than required front yard, left side yard and right side yard setbacks, on a 6,000 square foot lot in a Water Supply Protection District in which the minimum lot size is 10,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated 12/10/12, stamped by Joyce E. Hastings, Professional Land Surveyor, Existing and Proposed Floor Plans, dated 12/11/12, drawn by Doug Palmer, Existing and Proposed Elevations Drawings, dated 12/11/12, drawn by Seth Ellis, and photographs were submitted.

On December 27, 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 opinion of this Authority that enclosure of a portion of an existing nonconforming porch with less than required front yard and left side yard setbacks, on an existing nonconforming structure with less than required front yard, left side yard and right side yard setbacks, on a 6,000 square foot lot in a Water Supply Protection District in which the minimum lot size is 10,000 square feet, 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 enclosure of a portion of an existing nonconforming porch with less than required front yard and left side yard setbacks, on an existing nonconforming structure with less than required front yard, left side yard and right side yard setbacks, on a 6,000 square foot lot in a Water Supply Protection District in which the minimum lot size is 10,000 square feet, 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 constructions 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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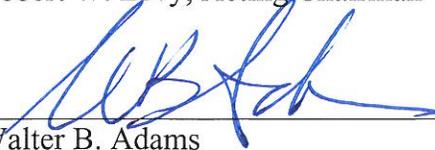
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2013 JAN 17 P 2:50

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.



Robert W. Levy, Acting Chairman



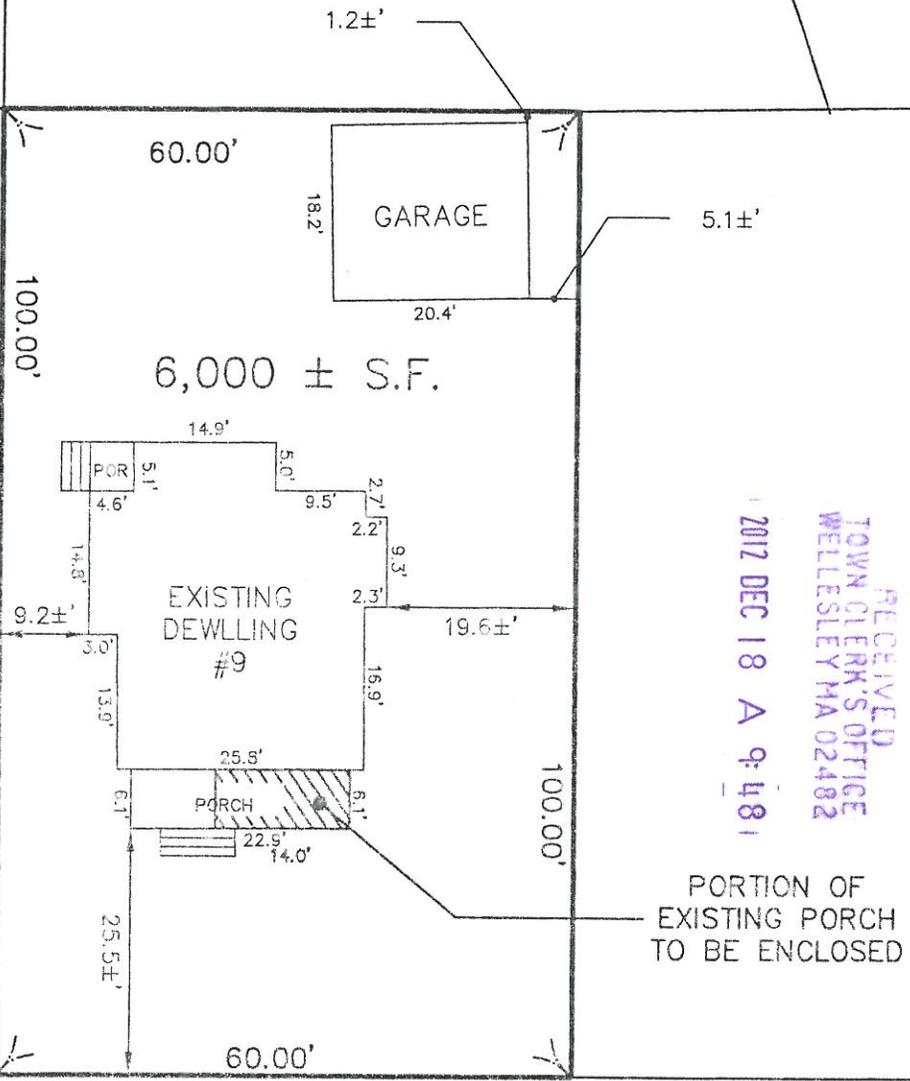
Walter B. Adams



Derek B. Redgate

cc: Planning Board  
Inspector of Buildings  
lrm

EXISTING LOT COVERAGE=23.7%  
PROPOSED LOT COVERAGE=23.7%



RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2012 DEC 18 A 9:48

# HUNTING STREET

PLOT PLAN OF LAND  
9 HUNTING STREET  
WELLESLEY, MASSACHUSETTS

SCALE : 1" = 20' DEC. 10, 2012

GLM ENGINEERING CONSULTANTS INC.  
19 EXCHANGE STREET  
HOLLISTON, MASS. 01746  
(508) 429-1100



DEC. 10, 2012

PROFESSIONAL LAND SURVEYOR

DATE

JOB # 14838