



ZONING BOARD OF APPEALS

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

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(781) 431-1019 EXT. 2208
web: www.wellesleyma.gov

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2013 JUL 25 P 2:42
TOWN'S OFFICE
WELLESLEY MA 02482

ZBA 2013-50
Petition of Mary Alice Hatch
27 Radcliffe Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 11, 2013, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of MARY ALICE HATCH requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a third story addition on an existing nonconforming structure with less than required left side yard setbacks, at 27 RADCLIFFE ROAD, in a 20,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On June 24, 2013, 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 David Hayes, Contractor, who said that he was representing Mary Alice Hatch, (the "Petitioner").

Mr. Hayes said that the request is for a Special Permit. He said that the setback at the left side of the garage is 19.2 feet.

Mr. Hayes said that Ms. Hatch would like to build two bedrooms and two bathrooms to move her two children to the third floor. He said that there will be storage space above the garage.

The Board said that they will be raising roof on the front of the house but the back will stay the same.

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 27 Radcliffe Road, in a 20,000 square foot Single Residence District, with a minimum left side yard setback of 19.2 feet.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a third story addition on an existing nonconforming structure with less than required left side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated 6/11/13, stamped by Paul J. DeSimone, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevations Drawings, dated 5/1/13, prepared by Kristen Foley Jarman, and photographs were submitted.

On July 9, 2013, 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 although construction of a third story addition on an existing nonconforming structure with less than required left side yard setbacks is increasing a nonconformity, such increase shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of a third story addition on an existing nonconforming structure with less than required left 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 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.

2013 JUL 25 P 2:42
INSPECTOR'S OFFICE
DORSETT MA 02482

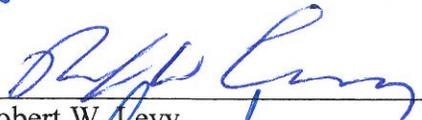
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WILLETSLEY MA 02482

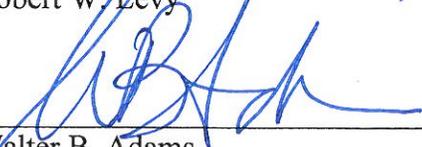
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



J. Randolph Becker, Acting Chairman

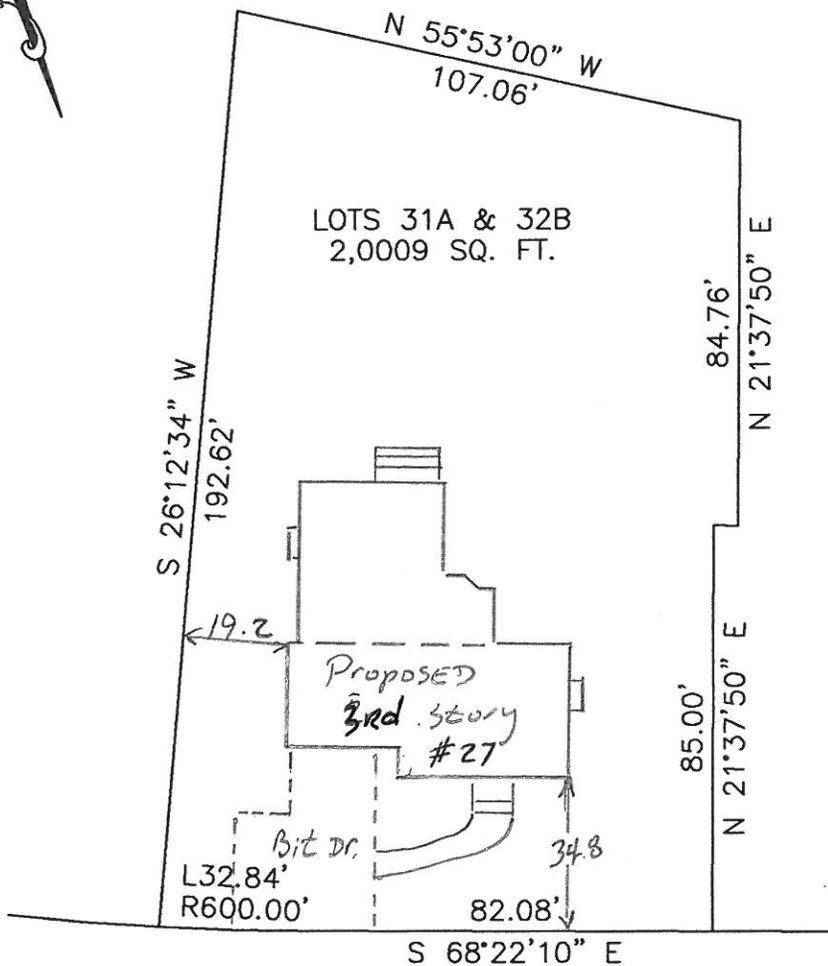


Robert W. Levy



Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm



2013 JUN 24 A 11:37
 COLONIAL ENGINEERING INC.
 WELLESLEY MA 02482

RADCLIFFE ROAD

PROPOSED SECOND STORY
 PLAN OF LAND
 IN

ZONE SRD 20

WELLESLEY, MA.

SCALE: 1"=40' JUNE 11, 2013

OWNER: MARY ALICE HATCH
 27 RADCLIFFE ROAD
 WELLESLEY, MA.

COLONIAL ENGINEERING INC.
 11 AWL STREET MEDWAY, MA.
 508-533-1644

