



ZONING BOARD OF APPEALS

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

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ZBA 2014-39
 Petition of Doug & Kelli Gribbel
 11 Smith Street

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Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 5, 2014, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of DOUG & KELLI GRIBBEL requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that enclosure of an existing nonconforming porch with less than required side yard setbacks, on an existing structure with less than required side yard setbacks, on a nonconforming lot with no frontage, in a 10,000 square foot Single Residence District, at 11 SMITH STREET, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On May 19, 2014, 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 were Doug and Kelli Gribbel, (the "Petitioner").

Mr. Gribbel said that there is an existing covered porch on the rear of the property. He said that the request is to convert that space into a mudroom within the existing footprint.

The Board said that the house is nonconforming on the left side yard in two places, one of which is where the proposed enclosed covered porch is located.

The Board said that there is a 20 foot easement on the property. The Board confirmed that the 20 foot way is cited in the deed

The Board asked if the Gribbels had investigated whether any wetlands permits might be needed. Mr. Gribbel said that they did and were told that a permit was not necessary.

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 11 Smith Street, in a 10,000 square foot Single Residence District, with a minimum left side yard setback of 13 feet, and no frontage.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that enclosure of an existing nonconforming porch with less than required side yard setbacks, on an existing structure with less than required side yard setbacks, on a nonconforming lot with no frontage, 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 4/25/14, stamped by Paul E. Pronovost, Professional Land Surveyor and James E. McLoughlin IV, Professional Engineer, Existing and Proposed Floor Plans & Elevation Drawings, dated 4/21/14, prepared by Michael Hally Design, Inc., and photographs were submitted.

On May 30, 2014, the Planning Department Staff reviewed the petition and recommended that the petition 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 an existing nonconforming porch with less than required side yard setbacks, on an existing structure with less than required side yard setbacks, on a nonconforming lot with no frontage, in a 10,000 square foot Single Residence District, 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 an existing nonconforming porch with less than required side yard setbacks, on an existing structure with less than required side yard setbacks, on a nonconforming lot with no frontage, 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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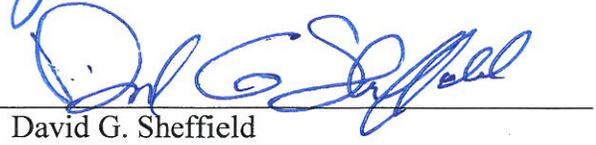
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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



J. Randolph Becker, Acting Chairman



David G. Sheffield



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm

REFERENCE LAND COURT PLAN 16776C

REFERENCE FEMA MAP, COMMUNITY PANEL
25021C0016E REVISED 17 JUL 2012.

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PARKWAY
2014 MAY 19 P 2:21

SMITH STREET
(PUBLIC ~ 20' TO CENTERLINE)

CLIFFORD STREET
(PUBLIC ~ 40' WIDE)

N/F
TOWN OF WELLESLEY PARK LAND

N/F
BOIARDI

EXISTING COVERED PORCH
TO BE ENCLOSED

LOT AREA=12,615± SF

ZONING REQUIREMENTS
SINGLE RESIDENCE SRD 10

FRONTAGE 60 FT
LOT AREA 10,000 SF
FRONT YARD 30 FT
SIDE YARD 20 FT
REAR YARD 10 FT

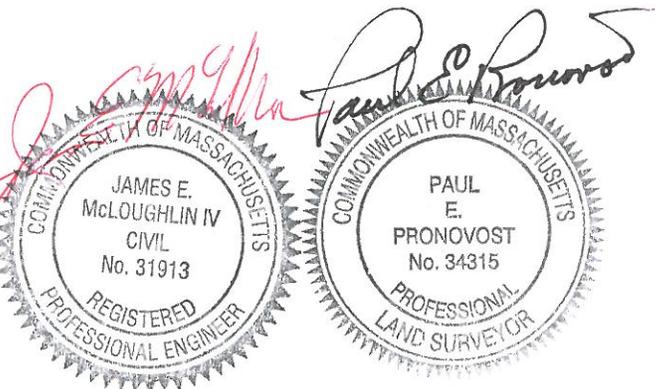
N/F
OFFENHARTZ

N/F
DIXON

EXISTING/PROPOSED LOT COVERAGE = 18.5%
EXISTING/PROPOSED BUILDING COVERAGE = 2340±SF
LOT COVERAGE INCLUDES UNCOVERED DECKS AND STEPS

EXISTING FRONTAGES BETWEEN
ATWOOD AND CLIFFORD STREETS
55 ATWOOD STREET 28'
11 SMITH STREET 47'
15 SMITH STREET 31'

I CERTIFY THAT THE EXISTING STRUCTURE IS
LOCATED ON THE LOT AS SHOWN.



PLOT PLAN 11 SMITH STREET WELLESLEY, MASSACHUSETTS

SCALE: 1" = 40' DATE: 25 APRIL 2014

PREPARED BY
COMMONWEALTH DESIGN, LLC
320 CONANT ROAD
WESTON, MA 02493
(781) 726-1820