



ZONING BOARD OF APPEALS

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

RICHARD L. SEEGEL, CHAIRMAN
J. RANDOLPH BECKER, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208
web: www.wellesleyma.gov

ROBERT W. LEVY
WALTER B. ADAMS
DEREK B. REDGATE

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2016 AUG 25 P 2:38

ZBA 2016-58

Petition of Shannon Weaver & Stuart Blossom
81 Kingsbury Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 11, 2016 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Shannon Weaver & Stuart Blossom requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition of existing steps and construction of a two-story addition, a second story addition and a deck that will meet all setback requirements, on an existing nonconforming structure with less than required left side yard setbacks, in a 10,000 square foot Single Residence District, at 81 Kingsbury Street, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On July 26, 2016, 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 Tim Timko, Architect, and Shannon Weaver, the Petitioner.

Mr. Timko said that the request is for a special permit to add a 15 foot by 15 foot addition on the second floor to the rear plus a kitchen expansion below. He said that the existing nonconformity is the left side of the property where the garage extends two feet into the setback. He said that the garage has been there since probably before the setback requirements existed. He said that the proposed work does not come anywhere near that side.

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 81 Kingsbury Street, in a 10,000 square foot Single Residence District, with a minimum left side yard setback of 18 feet.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition of existing steps and construction of a two-story addition, a second story addition and a deck that will meet all setback requirements, 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 5/12/16, stamped by Michael P. Clancy, Professional Land Surveyor, Supplemental Information, Existing Floor Plans and Elevation Drawings, dated 4/18/16, 5/11/16 & 5/29/16, Proposed

Floor Plans and Elevation Drawings, dated 5/11/16, prepared by Copper Beech Design, and photographs were submitted.

On July 27, 2016, the Planning Board reviewed the petition and recommended that the special permit be approved.

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 demolition of existing steps and construction of a two-story addition, a second story addition and a deck that will meet all setback requirements, 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, 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 demolition of existing steps and construction of a two-story addition, a second story addition and a deck that will meet all setback requirements, 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.

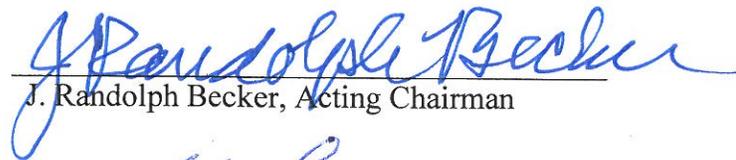
If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
/ 2016 AUG 25 P 2:38

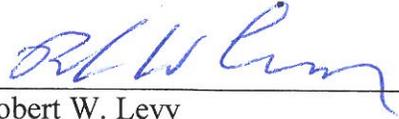
ZBA 2016-58
Petition of Shannon Weaver & Stuart Blossom
81 Kingsbury Street

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
/ 2016 AUG 25 P 2:38

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

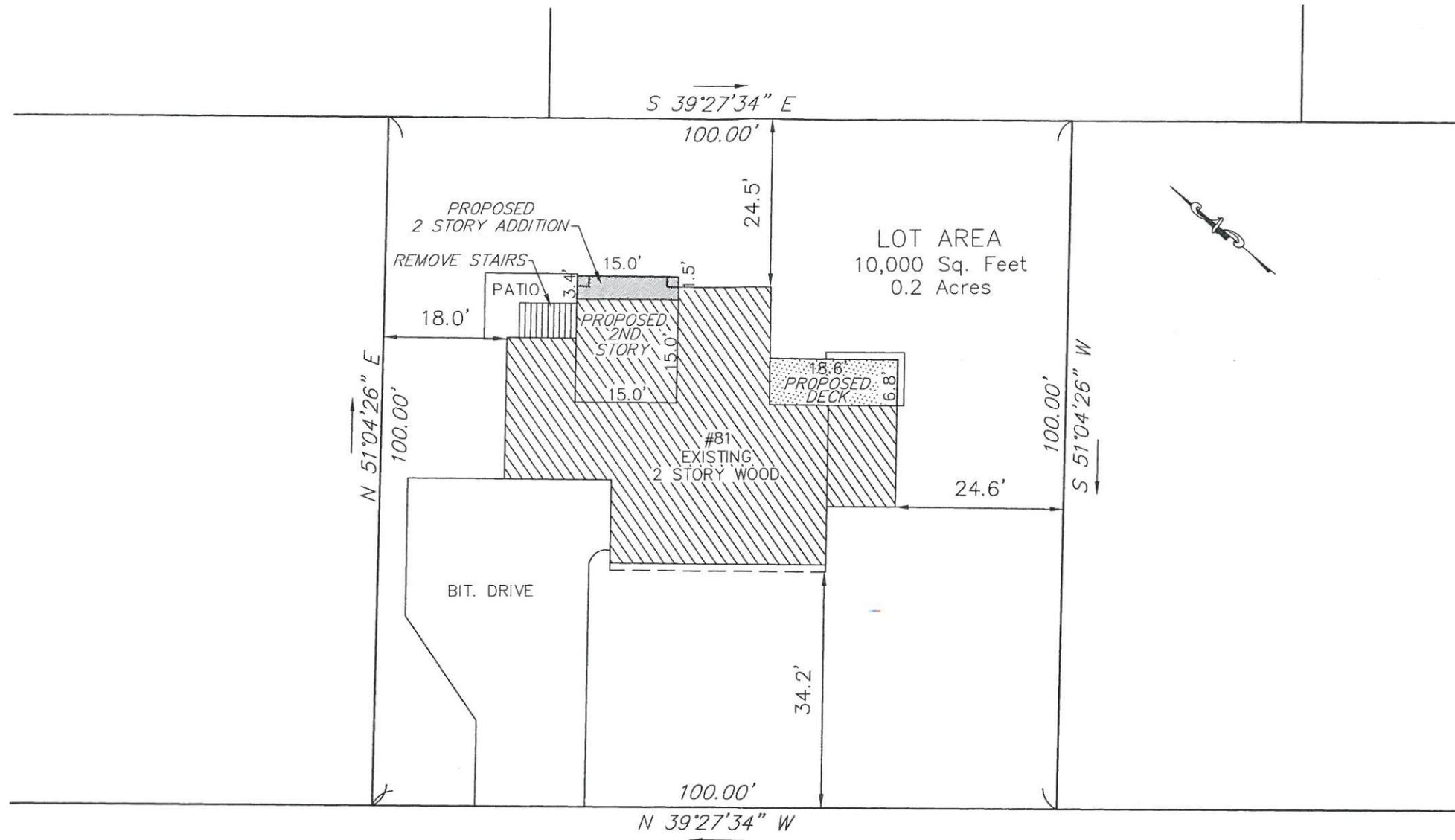


Robert W. Levy



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm



RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2016 JUL 26 A 9:24

PREPARED FOR

SHANNON WEAVER
81 KINGSBURY STREET
WELLESLEY, MA 02481

NOTES:

1. ZONING CLASSIFICATION – SR-10 (PRE 1985)
2. PLAN REFERENCES:
NORFOLK REGISTRY OF DEEDS LANDCOURT PLAN 1149 Z
3. LOCUS DEED:
NORFOLK REGISTRY OF DEEDS LANDCOURT CERTIFICATE 177268
ASSESSORS PARCEL ID 109-27
4. EXISTING LOT COVERAGE = $1609/10,000 = 16.1\%$
PROPOSED LOT COVERAGE = $1785/10,000 = 17.9\%$

KINGSBURY STREET



PLOT PLAN
81 KINGSBURY STREET
WELLESLEY, MASS.

SCALE: 1"=20' MAY 12, 2016

C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1-877-302-8440