



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman
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ZBA 92-53

Petition of Michael A. and Nancy K.S. Hickey
62 Parker Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 19, 1992 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of MICHAEL A. AND NANCY K.S. HICKEY requesting a Special Permit/Special Permit Finding pursuant to the provisions of Section XVII and Section XXV that the following additions to their pre-existing nonconforming dwelling with less than the required left, right and front setbacks, at 62 PARKER ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming dwelling:

1. A one-story infill addition approximately 19.1 feet by 8 feet at the rear of the dwelling. Said addition conforms to all required zoning setbacks.
2. A deck approximately 12.5 feet by 14 feet and a bulkhead approximately 4.6 feet by 6.33 feet at the rear of the dwelling. Both the deck and bulkhead conform to all required zoning setbacks.

Presenting the case at the hearing were Mr. and Mrs. Hickey, who were accompanied by their contractor, Michael Martin. Mr. Martin explained the project using the submitted plans. The proposed construction conforms to zoning setbacks, but the house is nonconforming due to the existing garage, which is 11.2 feet from the side line.

No other person present had any comment on the petition.

Statement of Facts

The nonconforming dwelling is located at 62 Parker Road, in a Single Residence District, on a 16,606 square foot lot, with a minimum front setback of 29.8, a minimum right side clearance of 10.1 feet and a minimum left side clearance of 10 feet.

The petitioners are requesting a Special Permit/Special Permit Finding to allow construction of a one-story addition at the rear of the nonconforming dwelling. Said addition will be approximately 19.1 feet by 8 feet, and will have a right side yard clearance of 39.8 feet and a left side yard clearance of 22.2 feet, which meets the required side yard setbacks of 20 feet.

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The project will also include a deck approximately 12.5 feet by 14 feet at the rear of the dwelling, which will have a left side setback of 41.4 feet and a right side setback of 24.3 feet, meeting the required side yard setbacks of 20 feet.

A Plot Plan dated October 20, 1992, drawn by Verne T. Porter, Registered Land Surveyor; construction drawings and elevations; and photographs were submitted.

On November 19, 1992, the Planning Board reviewed the petition and voted to recommend that the application qualifies for a Special Permit as all additions appear to conform to all zoning requirements.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject dwelling is nonconforming as to its front, right and left setbacks as noted in the foregoing Statement of Facts.

This Authority finds that the proposed one story addition and deck meet all required zoning setbacks as noted above, and will not intensify the existing nonconformities or result in additional ones.

Therefore, as there will be no intensification of the nonconformities, the Special Permit to construct the proposed one-story addition and deck subject to construction in accordance with the plot plan and construction drawings as submitted.

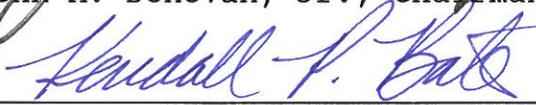
The Inspector of Buildings is hereby authorized to issue a permit for the construction upon his receipt and approval of detailed construction plans.

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.

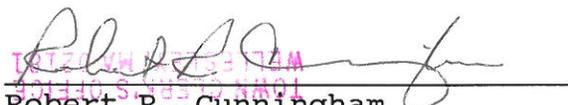
cc: Planning Board
Inspector of Buildings
edg



John A. Donovan, Jr., Chairman



Kendall P. Bates



Robert R. Cunningham

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