



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman
ROBERT R. CUNNINGHAM
KENDALL P. BATES

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TOWN OF WELLESLEY
ZONING BOARD OF APPEALS
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WILLIAM E. POLLETTA
FRANKLIN P. PARKER
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ZBA 93-1
Petition of William M. and Diane M. Young
16 Morses Pond Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 28, 1993 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of WILLIAM M. AND DIANE M. YOUNG requesting a Special Permit/Special Permit Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the construction of a one-story addition, approximately 17 feet by 8 feet at the rear of their pre-existing nonconforming dwelling with less than the required front and left side yard setbacks, at 16 MORSES POND ROAD, in a Single Residence District, shall not intensify the existing nonconformities or create additional ones. Said addition complies with all zoning requirements.

On January 11, 1993, the petitioners requested 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 William Young, who said he was requesting permission to build a single story addition to his dining room at the rear of his house. The addition will conform to all zoning setbacks.

No other person present had any comment on the petition.

Statement of Facts

The subject nonconforming dwelling is located on a 9,640 square foot lot at 16 Morses Pond Road, in a Single Residence District, and has a minimum front yard clearance of 16 feet and a minimum left side yard clearance of 10 feet.

The petitioners are requesting a Special Permit/Special Permit Finding to construct a one-story addition approximately 17 feet by 8 feet at the rear of the nonconforming dwelling. Said addition will have a conforming left side yard setback of 38 feet and a conforming rear yard setback of 52 feet. The right side yard setback is more than the required 20 feet.

A Plot Plan dated August 18, 1992, drawn by Philip O. Lukens, Registered Land Surveyor; floor Plans and elevations dated November 4, 1992, drawn by Gleysteen Design; and photographs were submitted.

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On January 26, 1993, the Planning Board reviewed the petition and voted to offer no objection to the granting of a Special Permit.

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 noted in the foregoing Statement of Facts.

It is the opinion of this Authority that as the proposed one-story addition conforms to all current zoning requirements, said addition will not intensify the existing nonconformities nor will it create additional ones.

Therefore, a Special Permit is hereby granted for the proposed one-story addition subject to construction in accordance with the Plot Plan and construction sketches submitted as noted in the foregoing Statement of Facts.

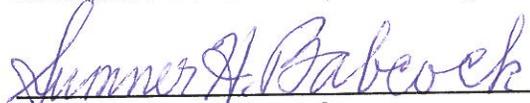
The Inspector of Buildings is hereby authorized to issue a permit for the construction upon receipt and approval of a building application and detailed construction plans.

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



Kendall P. Bates, Acting Chairman



Sumner H. Babcock



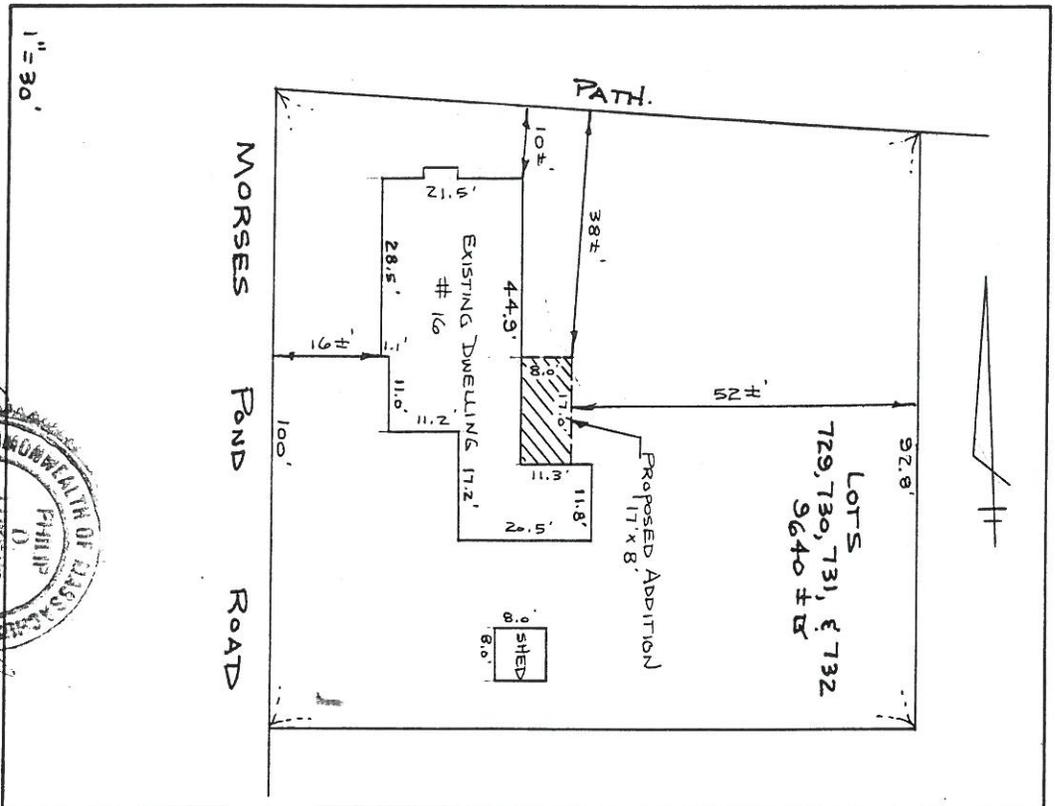
William E. Polletta

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CERTIFIED PLOT PLAN

EXISTING LOT COVERAGE - 11.7%
 PROPOSED LOT COVERAGE - 13.1%



Date Aug. 18, 1992



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