



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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

ELLEN D. GORDON  
Executive Secretary  
Telephone  
431-1019 X208

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WILLIAM E. POLLETTA  
FRANKLIN P. PARKER  
SUMNER H. SARGENT

ZBA 93-21

Petition of James E. and Karen J. Saffery  
10 Seaver Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 25, 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 JAMES E. AND KAREN J. SAFFERY requesting a Special Permit Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the proposed demolition and reconstruction of an existing 10 foot by 13 foot sunroom, which would include an extension measuring 3 feet by 10 feet, with less than the required front yard setback from FRAMAR ROAD, and change of use from three-season to year round, at their nonconforming dwelling with less than the required front setbacks from both FRAMAR ROAD AND SEAVER STREET, at 10 SEAVER STREET, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On March 8, 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 Karen Saffery, who said that they want to insulate the existing sunporch and extend it another 3 feet for use as a family room. The existing roof and posts will be retained, but the walls will be demolished, as the new walls will be insulated.

No other person had any comment on the petition.

#### Statement of Facts

The subject nonconforming dwelling is located at 10 Seaver Street, in a Single Residence District, on an 11,578 square foot lot, and has a minimum front setback from Seaver Street of 29 feet, and a minimum front setback of 18.1 feet from Framar Road.

The petitioners are requesting Finding to allow demolition and reconstruction of an existing nonconforming 10 foot by 13 foot sunroom with a minimum front setback of 29 feet from Seaver Street and a minimum front setback of 18.1 feet from Framar Road, with a 3 foot by 10 foot addition which would have a minimum front setback of 20.9 feet from Framar Road. The sunroom would be incorporated into the house as a family room.

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A Plot Plan dated January 28, 1993, drawn by Philip L. Pattison, Registered Land Surveyor; floor plans and elevations; and photographs were submitted.

On March 15, 1993, the Planning Board reviewed the petition and voted to offer no objection to the requested Special Permit Finding.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject dwelling does not conform to the current Zoning Bylaw as noted in the foregoing Statement of Facts.

It is the opinion of this Authority that the proposed 3 foot extension of the proposed family room will add to the existing nonconformity of the property as a portion of the property which is presently conforming will become nonconforming.

However, this Authority finds that said addition will not be substantially more detrimental to the neighborhood as the proposed extension is less nonconforming than the existing dwelling, and, as the property is a corner lot with a conforming rear yard setback, the extension will have minimal impact on the abutting property on Framar Road.

The Inspector of Buildings is hereby authorized to issue a permit for construction subject to receipt and approval of a building application and detailed construction plans in accordance with the Plot Plan and drawings submitted and noted in the foregoing Statement of Facts.

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

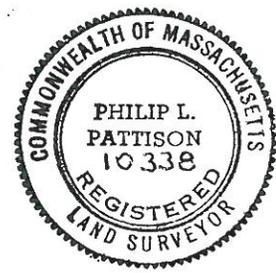
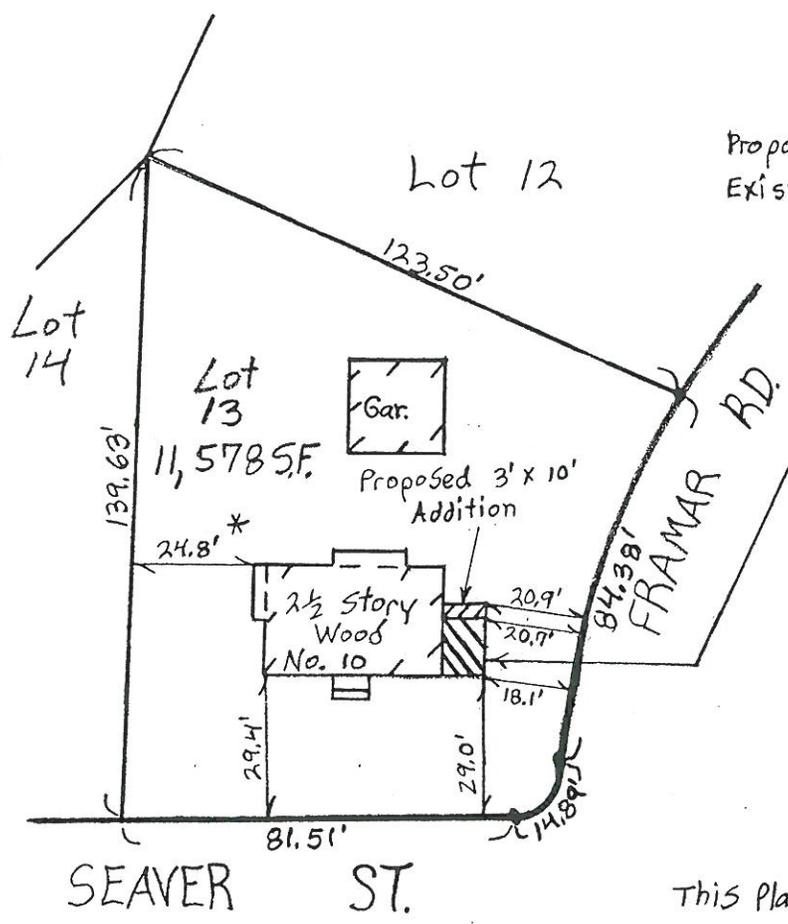
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MAR 8 10 17 AM '93

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\* Setbacks measured From Siding.



*Philip L. Pattison*

This plan is to be used only for the purpose of obtaining a building permit for the improvements shown.

Owner: James Saffery  
 Address: 10 Seaver St, Wellesley  
 Date: 1-28-93  
 Scale: 1" = 40'

Deed Book: 9281      Page: 248  
 Title Cert. No.:  
 County: Norfolk  
 Professional Survey  
 Arlington, Mass.      617-646-1839