TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 95-33
Petition of Bradley C. and Regina P. Watts
10 Riverdale Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 27, 1995 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 BRADLEY C. AND REGINA P. WATTS requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the raising of the ridge line of their roof approximately 16 feet 3 inches to accommodate a second story addition approximately 24 feet by 12 feet, above an existing family room and porch at the rear of their nonconforming dwelling, with less than the required left side yard setback, at 10 RIVERDALE ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. Said addition will have less than the required left side yard setback. There will be no change in the footprint of the dwelling.

On April 10, 1995, the petitioners 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 was Bradley Watts, who said that the addition would provide a master bedroom on the second floor and a larger family room on the first floor. The existing porch would be enclosed and new decks constructed on both levels. There will be no change in the footprint of the house due to the second story addition.

No other person present had any comment on the petition

Statement of Facts

The subject nonconforming dwelling is located at 10 Riverdale Road, on a 10,950 square foot lot in a Single Residence District, and has a minimum left side yard clearance of 17.51 feet from the left rear corner.

The petitioners are requesting a Special Permit/Finding to raise the ridge line of the roof approximately 16 feet 3 inches above the existing family room and porch to construct a second story addition approximately 12 feet by 24 feet, which would have a minimum left side yard clearance of 17.51 feet. There would be no change in the footprint of the house.

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A Plot Plan dated March 27, 1995, drawn by John J. Regan, Registered Professional Land Surveyor; Floor Plans and Elevations dated March 31, 1995, drawn by Bradley Watts; and photographs were submitted.

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On April 24, 1995, the Planning Board reviewed the petition and voted to offer no objection to the request.

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 raising of the ridge line of the rear portion of the roof approximately 16 feet 3 inches to accommodate construction of a second story addition approximately 12 feet by 24 feet will not increase the existing nonconformity, nor will it create additional nonconformities as the footprint of the dwelling will not change due to the construction of the second story addition.

Therefore, a Special Permit is granted for the addition of the 12 foot by 24 foot second story addition, subject to construction in accordance with the submitted plot plan and construction sketches.

The Inspector of Buildings is hereby authorized to issue a permit for 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.

Robert R. Cunningham, Acting Chairman

Kendall P. Bates

William E. Polletta

cc: Planning Board
Inspector of Buildings
edg

PLAN OF LAND IN WELLESLEY MASS.

TO ACCOMPANY THE PETITION OF

BRADLEY G. & REGINA P. WATTS
10 RIVERDALE ROAD
WELLESLEY

SCALE 1 IN = 20 FT — MARCH 27, 1995

JOHN J. REGAN — LAND SURVEYOR

NEWTON HIGHLANDS — MASS.

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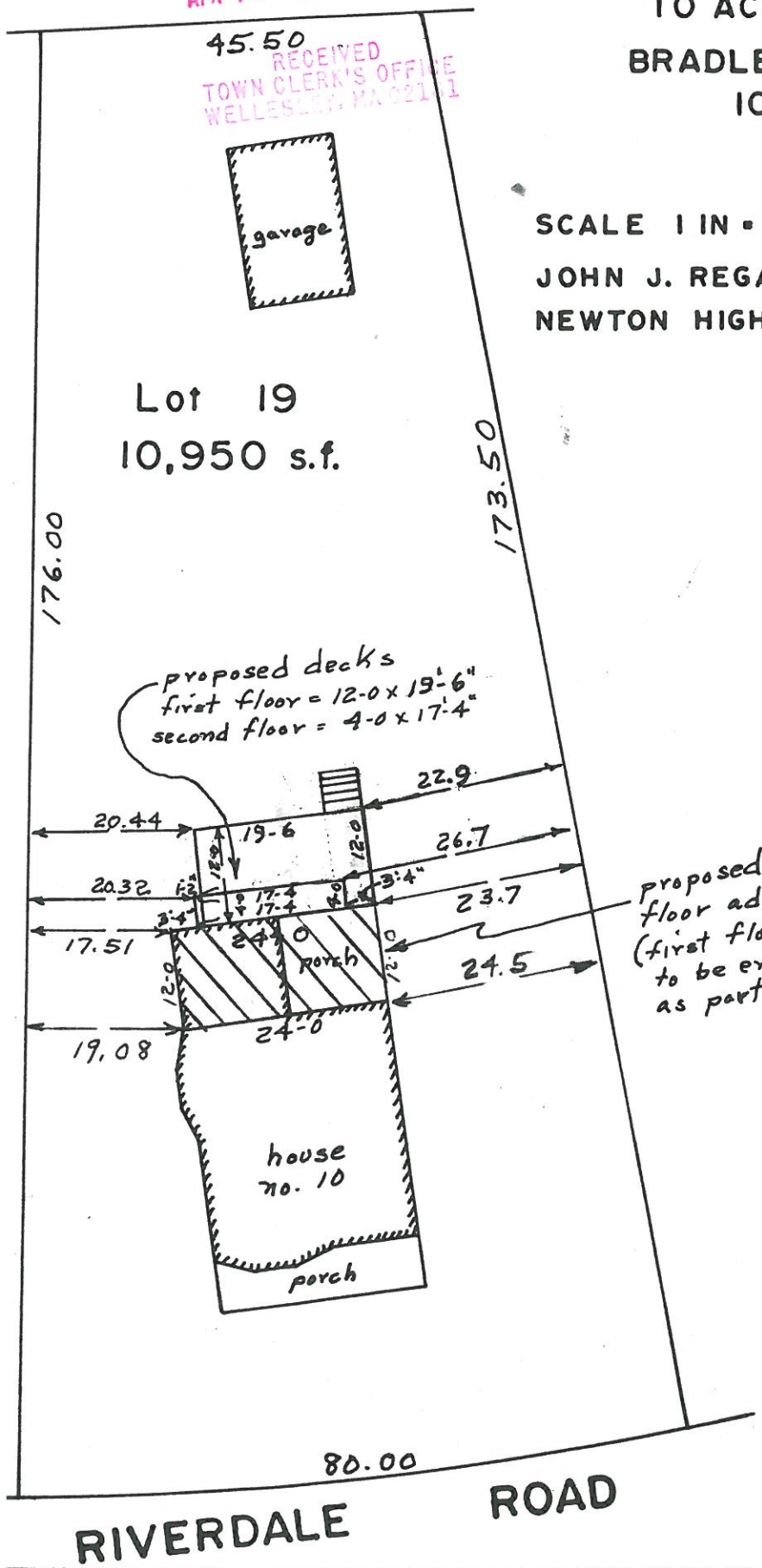

proposed second floor addition (first floor porch to be enclosed as part of house)

COMMONWEALTH OF MASSACHUSETTS
JOHN J. REGAN
No. 7831
REGISTERED
PROFESSIONAL LAND SURVEYOR

John J. Regan

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