TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JUN 13 10 39 AM '96

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

ELLEN D. GORDON
Executive Secretary
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WILLIAM E. POLLETTA
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SUMNER H. BABCOCK

ZBA 96-34
Petition of Andrew and Marian Wrobel
19 Columbia Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 30, 1996 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 ANDREW AND MARIAN WROBEL requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the demolition of an existing nonconforming screened porch approximately 16.8 feet by 9.1 feet with less that the required left side yard setback; and construction of a one-story addition with railed deck above with the same dimensions as the screened porch, at 19 COLUMBIA STREET, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. There will be no change in the footprint.

On May 13, 1996, 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 Andrew Wrobel, who said that the screened porch had collapsed last winter. He is purchasing the house, and would like to replace the porch with an enclosed room, and use the space above the room for a deck from which he and his wife could view the conservation land and the Charles River. The footprint will not be increased.

No other person had any comment on the petition.

Statement of Facts

The subject premises are located at 19 Columbia Street, in a Single Residence District, on a 9,216 square foot lot, which abuts conservation land along the lower left side. The nonconforming dwelling has a minimum front yard clearance of 20.6 feet and a minimum left side yard clearance of 10.7 feet.

The petitioners did not own the dwelling at the time of the Public Hearing, but are in the process of purchasing the house from the owner, Donald Chaffee, who has signed the application for the Special Permit/Finding.

The petitioners are requesting a Special Permit/Finding to replace a collapsed screened porch approximately 9.1 feet by 16.8 feet, with a one-story addition of the same dimensions, and

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construct a railed deck above the addition. The left rear corner of the porch has a minimum left side yard clearance of 10.7 feet. There would be no change in the footprint.

A Plot Plan dated April 22, 1996, drawn by Robert F. Drake, Registered Professional Land Surveyor; Floor Plans and Elevations (A2-A5) dated 4/12/96, drawn by William W. Worcester; and photographs were submitted.

On May 23, 1996, the Planning Board reviewed the petition and voted not to oppose 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 finding of this Authority, as voted unanimously at the Public Hearing, that the construction of a one-story addition with railed deck above on the same footprint as the collapsed screened porch, which has less than the required left side yard clearance, will not be substantially more detrimental to the neighborhood, as the addition will not create any new nonconformity, nor will it intensify the existing nonconformity.

Therefore, a Special Permit is granted to demolish the remains of the existing porch, and construct a one-story addition with a railed deck above on the same footprint, subject to construction in accordance with the submitted plot plan and construction drawings.

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.

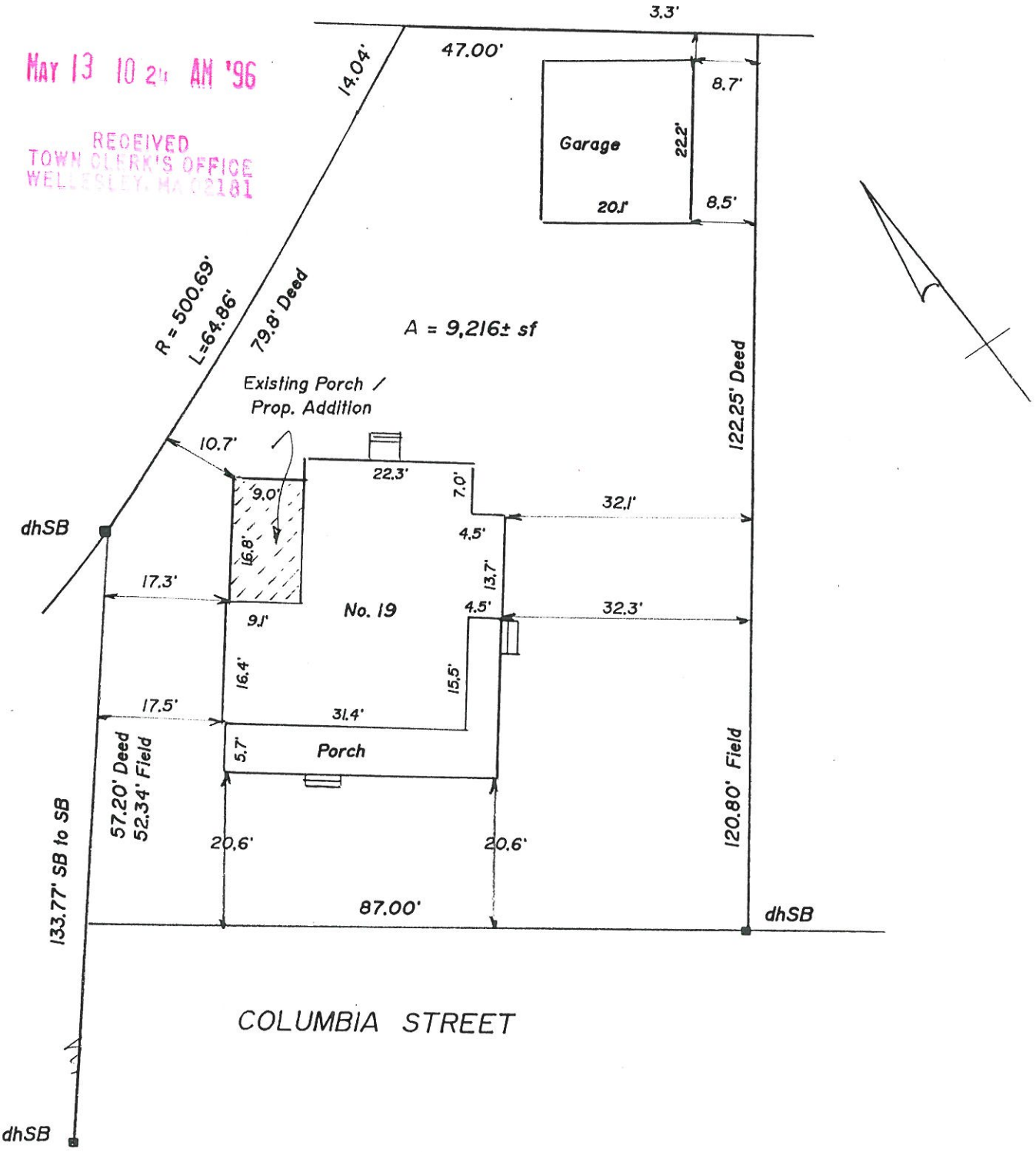
APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

John A. Donovan, Jr., Chairman

Kendall P. Bates

Robert A. Bastille

cc: Planning Board
Inspector of Buildings
edg



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I CERTIFY THAT THE LOT(S) SHOWN ON THIS PLAN AND THE BUILDING(S) SHOWN ON SAID LOT ARE LOCATED ON THE GROUND AS SHOWN HEREON.

SIGNED

DATE April 22, 1996

COMMONWEALTH OF MASSACHUSETTS
ROBERT F. DRAKE
No. 30321
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFIED PLOT PLAN

IN

WELLESLEY MASS

SCALE 1" = 20 FEET

DRAKE ASSOCIATES INC.
CIVIL ENGINEERS LAND SURVEYORS
770 GROVE STREET FRAMINGHAM MASS.
(508) 877 - 0848