TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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KENDALL P. BATES

ELLEN D. GORDON
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Telephone
431-1019 X208

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ZBA 96-45
Petition of Jeanne E. and Robert L. Dickie
25 Cleveland Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 25, 1996 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of JEANNE E. AND ROBERT L. DICKIE, requesting a 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 4 feet by 5.1 feet, which will have less than the required right side yard setback, at their nonconforming dwelling at 25 CLEVELAND ROAD, in a Single Residence District, with less than the required front setbacks from CLEVELAND AND ALHAMBRA ROADS and less than the required right side yard setback, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On July 8, 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 were Jeanne and Robert Dickie. Mrs. Dickie said that they have only one bathroom in the house, and would like to add a half bath on the first floor. There is no other place to locate it except to square off the right rear corner behind the existing bulkhead.

No other person present had any comment on the petition.

Statement of Facts

The subject dwelling is located at 25 Cleveland Road, in a Single Residence District, on a 6,940 square foot lot, with a minimum front yard clearance of 29 feet from Cleveland Road, a minimum front yard clearance of 17.8 feet from Alhambra Road, and a minimum right side yard clearance of 9.2 feet.

The petitioners are requesting a Special Permit/Finding to construct a one-story addition approximately 4 feet by 5.1 feet, which would have a minimum right side yard clearance of 9.4 feet.

A plot plan dated May 29, 1996, drawn by Paul J. Sawtelle, Registered Land Surveyor; undated floor plans and elevations, drawn by LaConte Construction; and photographs were submitted.

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On July 23, 1996, the Planning Board reviewed the petition and voted to recommend no objection to granting of a 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 finding of this Authority that the proposed one-story addition will not intensify the existing nonconformance, nor will it create new nonconformities, as the encroachment of the one-story addition on the right side lot line will be less than the existing nonconforming dwelling.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the construction of said one-story addition, 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 construction upon receipt and approval of a building application and detailed construction plans.

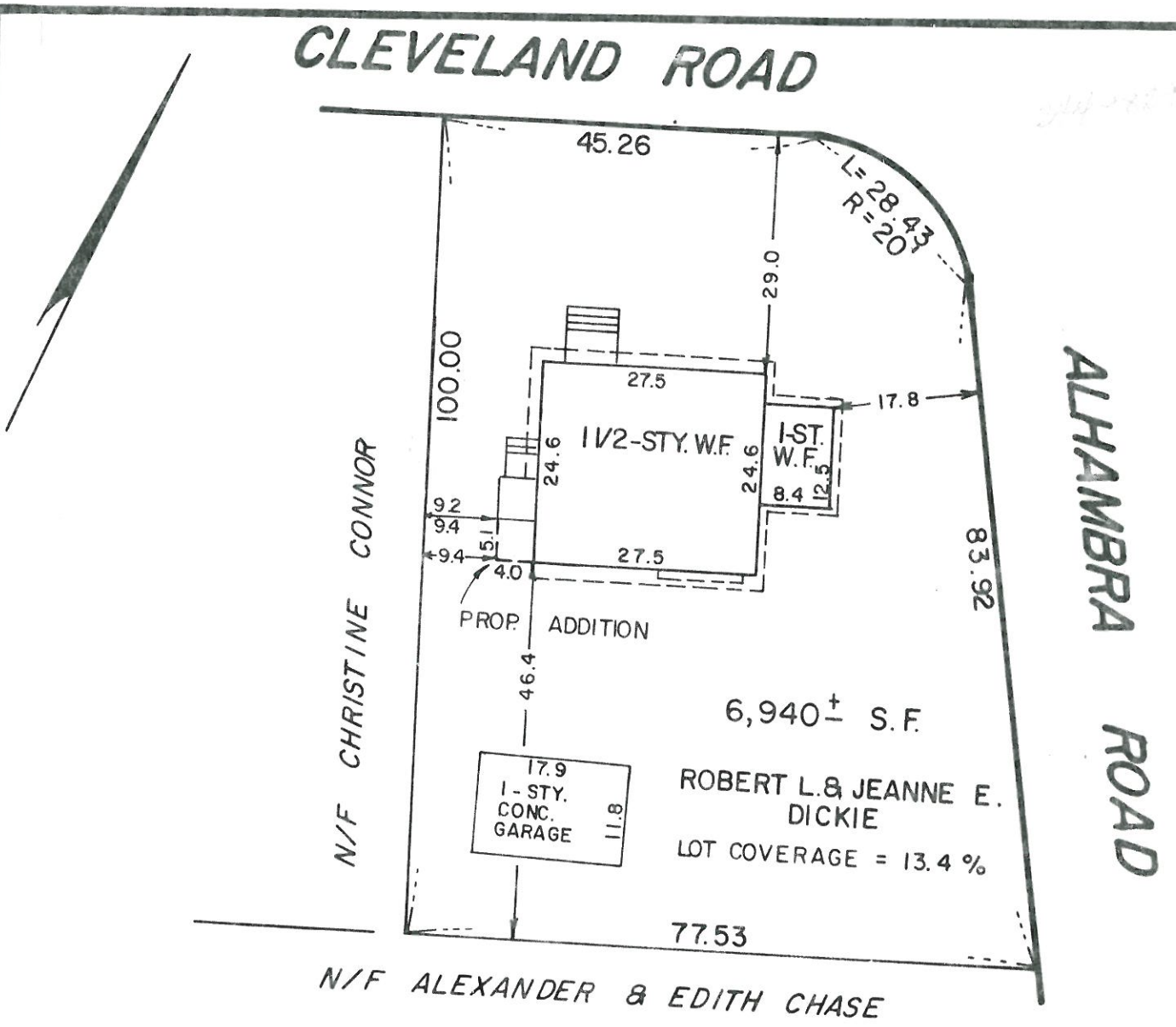
APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

Kendall P. Bates, Acting Chairman

Robert A. Bastille

William E. Polletta

cc: Planning Board
Inspector of Buildings
edg



BUILDING ZONE :
SINGLE RESIDENCE
10,000 S.F.

ASSESSORS REF :
MAP 170, ROUTE 013

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COMMONWEALTH OF MASSACHUSETTS
PAUL J. SAMPELLE
No. 9747
REGISTERED
LAND SURVEYOR

PLAN OF LAND IN WELLESLEY, MASS.

SCALE : 1" = 20'
MASS BAY SURVEY, INC.

MAY 29, 1996
NEWTON, MASS.