



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. BABCOCK

ZBA 96-61  
Petition of Harold and Grace Sheldrick  
9 Tappan Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 22, 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 HAROLD AND GRACE SHELDRIK 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 with a bay window approximately 10 feet by 21.3 feet with less than the required left side yard setback, at the rear of their nonconforming dwelling with less than the required left side yard setback at 9 TAPPAN ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On August 5, 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 hearing were Harold and Grace Sheldrick. Mrs. Sheldrick said that they have a small kitchen, and would like to add a breakfast room at the rear. It would follow the same line of the house, and would not come any closer to the left side line than the existing house. The abutting neighbors have no objection.

Mr. Sheldrick added that the addition will enable the back door to be in compliance with the building code.

No other person present had any comment on the petition:

#### Statement of Facts

The subject property is located at 9 Tappan Road, in a Single Residence District, on a 10,400 square foot lot, and has a minimum left side yard clearance of 16.8 feet.

The petitioners are requesting a Special Permit/Finding to construct a one-story addition with a bay window approximately 10 feet by 21.3 feet which would have a minimum left side yard clearance of 16.8 feet

A Plot Plan dated July 12, 1996, drawn by Philip L. Pattison, Registered Land Surveyor; Floor Plans and Elevations (1,5,6,7) dated July 31, 1996, drawn by Streibert Associates; and

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photographs were submitted.

On August 20, 1996, the Planning Board reviewed the petition and voted to recommend no objection to allowing the addition.

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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 10 foot by 21.3 foot one-story addition will not intensify the existing nonconformance, nor will it create additional nonconformities, as it will encroach no further on the left side lot line than the existing nonconforming dwelling.

Therefore, a Special Permit is hereby granted, as voted unanimously by this Authority at the Public Hearing, for the construction of the proposed one-story addition with bay window, subject to construction in accordance with the submitted plot plan and construction drawings.

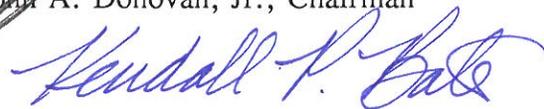
The Inspector of Buildings is hereby authorized to issue a permit for the construction upon receipt and approval of a building application and detailed construction plans.

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.

cc: Planning Board  
Inspector of Buildings  
edg



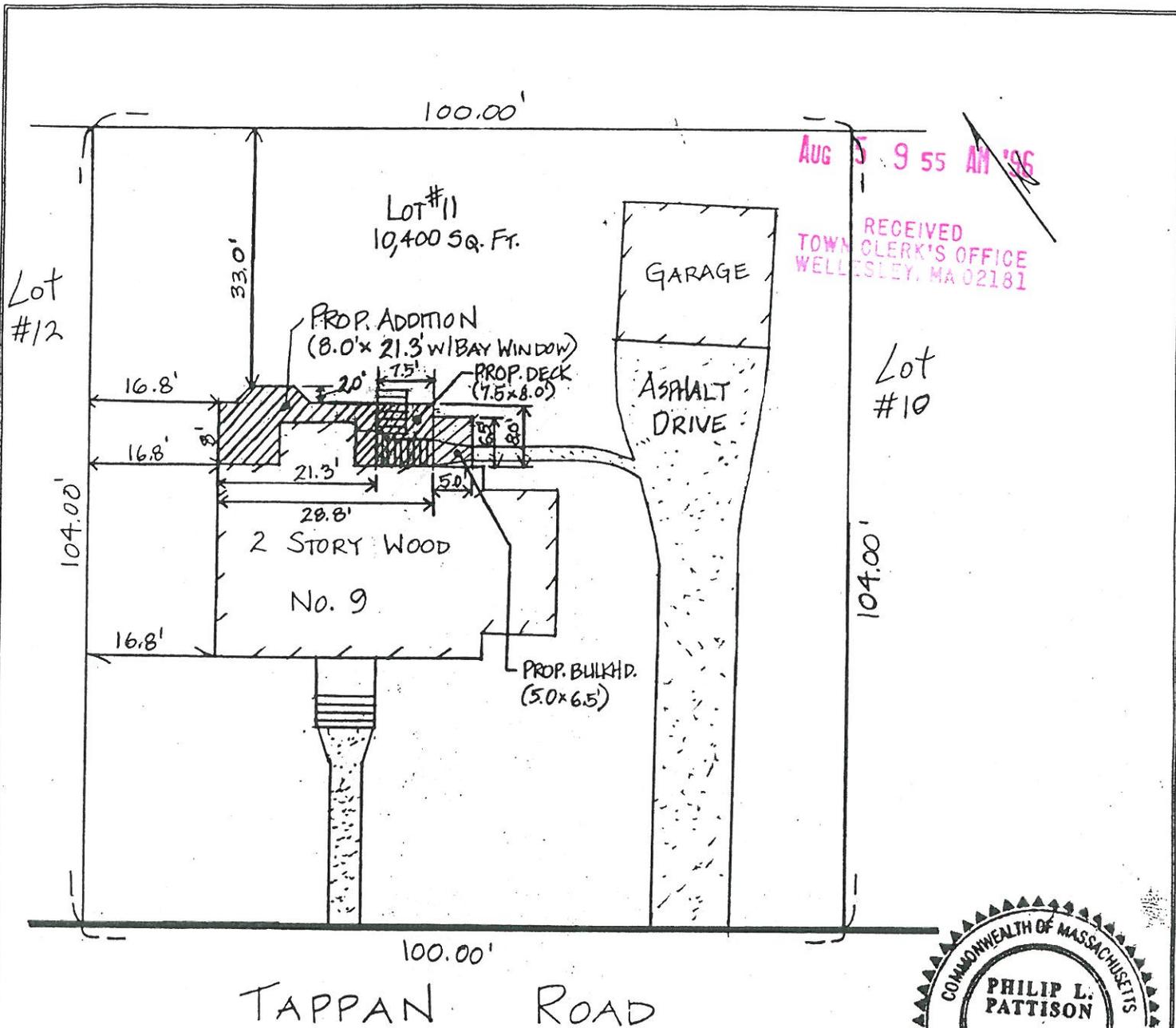
John A. Donovan, Jr., Chairman



Kendall P. Bates



Sumner H. Babcock



*Philip L. Pattison*

<p>Building setbacks (if any) shown on this plan are measured from building siding unless otherwise noted.</p> <p>This plan is to be used only by the owner listed below, and contains only as much accuracy as is required to obtain a permit for the proposed improvements shown hereon (if any). Setbacks (distances shown from proposed or existing improvements to property lines) cannot be used to establish property lines or to locate fences, landscaping, or any other improvements not shown on this plan.</p> <p>Professional Survey is not responsible for takings, easements or conveyances not contained in deed provided (or referenced) by client or by assessor.</p>		
<p>Owner: HAROLD SHELDRICK Address: 9 TAPPAN ROAD, WELLESLEY, MA</p>	<p>Deed Book: 1593 County: NORFOLK</p>	<p>Page: 37</p>
<p>Date: 7-12-96 Scale: 1" = 20'</p>	<p>PROFESSIONAL SURVEY Arlington, MA (617) 646-1839</p>	