



ZONING BOARD OF APPEALS

APR 4 8 37 AM '97

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02181-5992

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WELLESLEY, MA 02181
SUMNER H. BABCOCK
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ZBA 97-20

Petition of Robert C. and Linda D. Buffam
19 Aberdeen Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 27, 1997 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 ROBERT C. AND LINDA D. BUFFAM 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 the roof approximately 9 feet above their 17.3 foot by 9 foot nonconforming family room, with less than the required left side yard setback, to accommodate a second story addition with the same dimensions, at their nonconforming dwelling at 19 ABERDEEN ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On March 6, 1997, 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 Robert and Linda Buffam. Mr. Buffam said that they would like to add a second story above their den, which would have the same dimensions as the den.

The Board commented that the left side wall had no windows. The Buffams said that they had designed it that way in deference to their neighbors.

Wendy L. Warren, 12 Wilson Street, voiced support for the petition.

Statement of Facts

The subject property is located at 19 Aberdeen Road, in a Single Residence District, on a 7,325 square foot lot, and has a minimum left side yard clearance of 10.3 feet.

The petitioners are requesting a Special Permit/Finding to raise the ridge line of the roof 9 feet above their 17.3 foot by 9 foot family room, which has a minimum left side yard clearance of 10.3 feet, to accommodate a second story addition with the same dimensions and the same minimum left side yard clearance. There will be no change in the footprint.

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A plot plan dated February 26, 1997, drawn by Bruce Bradford, Professional Land Surveyor; undated, unsigned existing and proposed floor plans and elevations; and photographs were submitted.

On March 11, 1997, the Planning Board reviewed the petition and voted to offer no objection to the granting of 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.

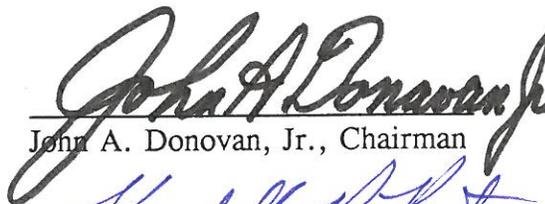
It is the finding of this Authority that the proposed raising of the ridge line of the roof above the 9 foot by 17.3 foot family room approximately 9 feet to accommodate a second story addition with the same dimensions, which will have the same minimum left side yard clearance of 10.3 feet as the nonconforming family room, will not be substantially more detrimental to the neighborhood than the existing nonconforming structure, as no new nonconformity will be created.

A Special Permit for the construction is hereby granted, as voted unanimously by this Authority at the Public Hearing, 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

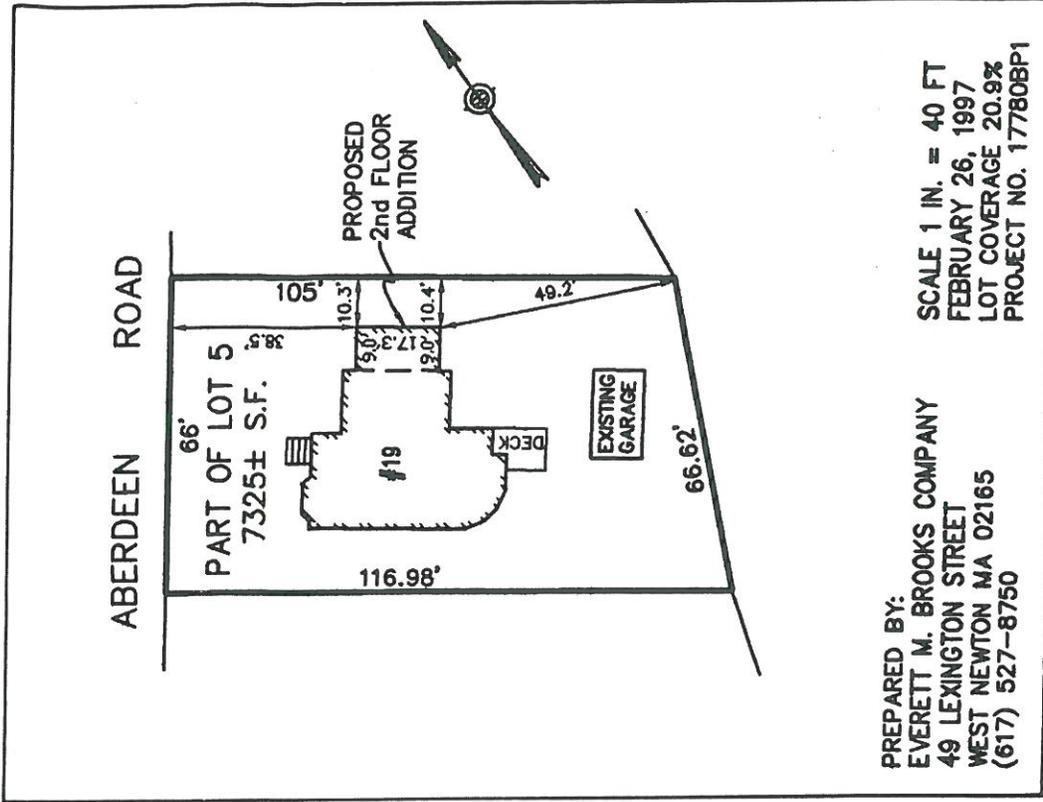


William E. Polletta

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PROPOSED CONSTRUCTION
CERTIFIED PLOT PLAN



PREPARED BY:
EVERETT M. BROOKS COMPANY
49 LEXINGTON STREET
WEST NEWTON MA 02165
(617) 527-8750

SCALE 1 IN. = 40 FT
FEBRUARY 26, 1997
LOT COVERAGE 20.9%
PROJECT NO. 17780BP1

2/26/97

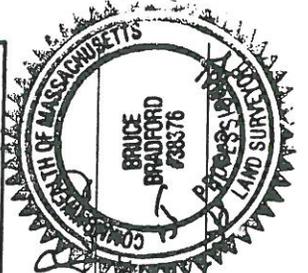
Date

Everett M. Brooks

Reg. Land Surveyor

49 LEXINGTON

Address



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Mar 6 8 45 AM '97