



ZONING BOARD OF APPEALS

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

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SEMMER H. BABCOCK
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ZBA 97-26

Petition of William G. and Janet C. Maynard
53 Woodlawn Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 24, 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 WILLIAM G. AND JANET C. MAYNARD requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the change of use of a portion of their nonconforming detached two-car garage, allowed by Special Permit (ZBA 94-58) with less than the required front setback from SQUIRREL ROAD, on their property at 53 WOODLAWN AVENUE, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. Said change shall consist of insulating and sheetrocking the storage area above the garage for use as a woodworking shop.

On April 7, 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 was Bill Maynard, who said that he would like to move his woodworking shop from their basement to the garage. They are expecting a baby, and would like to move the dust and noise generation out of the house. He has spoken to his neighbors about the change, and they have all been supportive.

Mr. Maynard said that from the back, there is no house within a 150 feet of the garage. With the insulation, there will be no noise disturbance. There will be no heating or plumbing installed. There is electrical power in the garage now.

The Board stated that the decision would contain a condition that no plumbing shall ever be installed, so that the detached structure could never be used as a second dwelling unit, and a condition that the space never be used for a commercial enterprise, but only for a hobby.

No other person present had any comment on the petition.

Statement of Facts

The subject nonconforming garage is located on a 19,475 square foot lot at 53 Woodlawn Avenue, in a Single Residence District, and has a minimum front setback of 27.1 feet from Squirrel Road. Construction of the detached 24.5 foot by 22.5 foot nonconforming garage

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was allowed by a variance granted by the Permit Granting Authority on September 9, 1994 (ZBA 94-58).
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The petitioners are requesting a Special Permit/Finding that the change of use of the loft space in said nonconforming garage from storage to a woodworking shop with installation of sheetrocking and insulation shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.
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A Plot Plan dated July 20, 1994, drawn by James W. Chisholm, Registered Land Surveyor; Floor Plans and Elevations; and photographs were submitted.

On April 15, 1997, the Planning Board reviewed the petition and offered 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 garage 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 change of use from loft space to a woodworking shop with the addition of insulation and sheetrocking in the nonconforming detached garage will not be substantially more detrimental to the neighborhood than the existing use and nonconforming structure.

A Special Permit for the change of use and necessary renovations is granted, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

1. No installation of any plumbing facilities shall ever be allowed in said garage.
2. The loft space shall be used only as a woodworking shop on a hobby basis, and never for commercial use relating to the manufacture or sale of handmade wooden articles.

The Inspector of Buildings is hereby authorized to issue a permit for the sheetrocking and insulation 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


William E. Polletta


Robert A. Bastille

cc: Planning Board
Inspector of Buildings
edg

HOUSE AND GARAGE FRONT YARD SETBACKS ON SQUIRREL ROAD

HOUSE #5 RIGHT FRONT HOUSE COR.	15.1'
LEFT " " "	15.4'
RIGHT FRONT GARAGE COR.	0.9'
LEFT " " "	0.8'
HOUSE #15 RIGHT FRONT HOUSE COR.	20.3'
LEFT " " "	25.3'



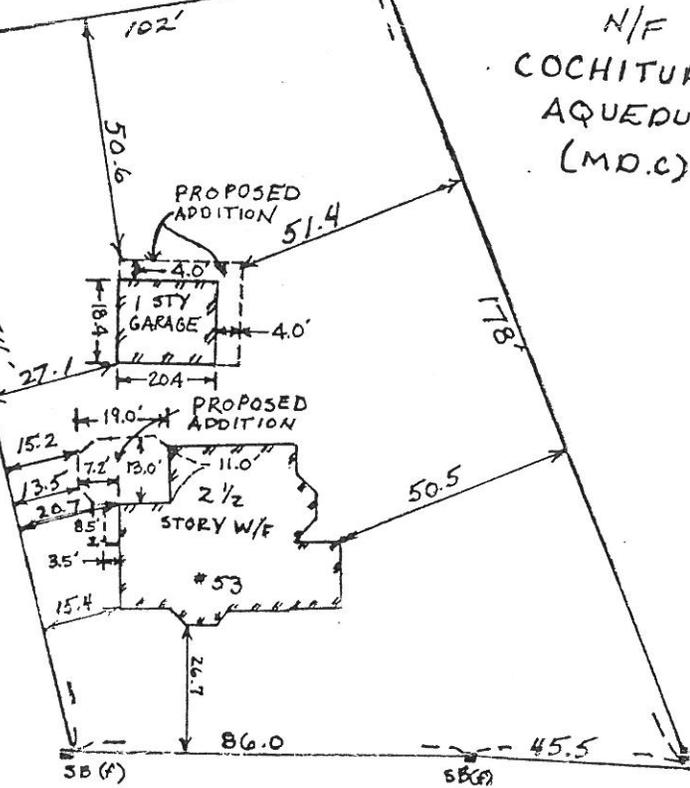
380'

162.20'

N/F
ELIYESIL & JOAN
MEHMET CAN

N/F
COCHITUATE
AQUEDUCT
(M.D.C)

SQUIRREL
ROAD



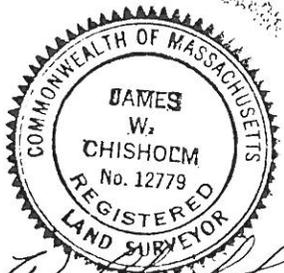
NOTES

- ① THIS PLAN IS NOT TO BE RECORDED OR USED TO ESTABLISH PROPERTY LINES.
- ② SPECIAL FLOOD HAZARD AREA IS NOT APPLICABLE AS DILINEATED ON FEMA MAP 250255 005B DATED 9/5/79.

" BASED ON AN INSTRUMENT SURVEY, I CERTIFY THAT THE EXISTING HOUSE AND GARAGE IS LOCATED AS SHOWN."

WOODLAWN AVE

PREPARED FOR: WILLIAM & JANET MAYNARD



James W. Chisholm 7/20/94
P.L.S. DATE

PLOT PLAN OF LAND
IN
WELLESLEY, MASS.

SCALE: 1" = 40' FEET DATE: JULY 20, 1994

THE JILLSON COMPANY, INC.

P.O. BOX 2135 • FRAMINGHAM, MASSACHUSETTS 01701
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