



ZONING BOARD OF APPEALS

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

May 6 8 56 AM '97

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WELLESLEY, MA 02181
SUMNER H. BARCOCK
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ZBA 97-28

Petition of John R. Boulger
32 Pleasant Street

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 JOHN R. BOULGER requesting an amendment to a Special Permit for Site Plan Approval (ZBA 86-62) pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw, which allowed construction of eleven townhouse condominium units, associated landscaping and parking on PLEASANT STREET, on property known as 26, 28, and 34 PLEASANT STREET, on a 57,329 square foot lot, in a General Residence District, the existing structures being incorporated into the final design. The amendment is to permit alteration of Unit 32, to include raising the ridge line of the entire roof approximately 8 feet to accommodate a second story addition 34 feet by 24 feet; and construction of a basement level garage with the same dimensions.

On April 7, 1997, the petitioner 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 John Boulger, who said that Unit 32 is one of the original units which was occupied by an elderly lady. At the time, she was given a two year lease, which has been continually extended. She has recently moved out, and now he would like to complete the original plan. It will be in keeping with the heights of the other units. The siding will match that of the other buildings. There will be no change in the footprint.

Ray Artura, 28 Pleasant Street, a trustee and condominium owner, said that all of the condo owners were in support of the petition.

Statement of Facts

The subject property, entitled Pleasant Ridge Condominiums, consists of eleven townhouse condominium units on a 57,329 square foot lot in a General Residence District. In 1986, the petitioner was granted a Special Permit for Site Plan Approval (ZBA 86-62) to construct 11 town house condominium units in one 5 unit and one 6 unit grouping. The existing homes numbered 26 and 28 Pleasant Street would anchor the 5 unit construction with two new units built between them, and 26 Pleasant Street would be added to and then subdivided into two dwelling units. Number 28 was later renumbered 32, which is the subject locus of the current petition.

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At the time of construction, an elderly lady occupied 32 Pleasant Street and had a two year lease which was extended until her recent departure. The petitioner is the owner of 32 Pleasant Street, and would like to complete the original plan, which has been delayed by his tenant's long term occupancy.

The petitioner is seeking an amendment to the original Site Plan Approval in order to raise the ridge line of the roof on Unit 32 about 8 feet to accommodate a full 34 foot by 24 foot second story addition, and construction of a basement level garage with the same dimensions. There would be no change in the footprint. The new roof line will be at the same height as that of the other units at Pleasant Ridge.

The original Site Plan dated 7/20/89, drawn by Arhtur R. Giangrande, Registered Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations; and photographs were submitted.

On April 15, 1997, the Planning Board reviewed the petition and voted to offer no objection to the request.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. It is the opinion of this Authority that the proposed amendment to the original Special Permit for Site Plan Approval (ZBA 86-62), which would allow raising the ridge line of the roof 10 feet on Unit 32 to accommodate a 34 foot by 24 foot full second story addition and the construction of a basement level garage of the same dimensions can be allowed, as it will neither disturb nor disrupt the customary character of the neighborhood, nor will it derogate from the intent or purpose of the Zoning Bylaw.

Therefore, the requested amendment is granted, as voted unanimously by this Authority at the Public Hearing, subject to construction in accordance with the submitted site 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.

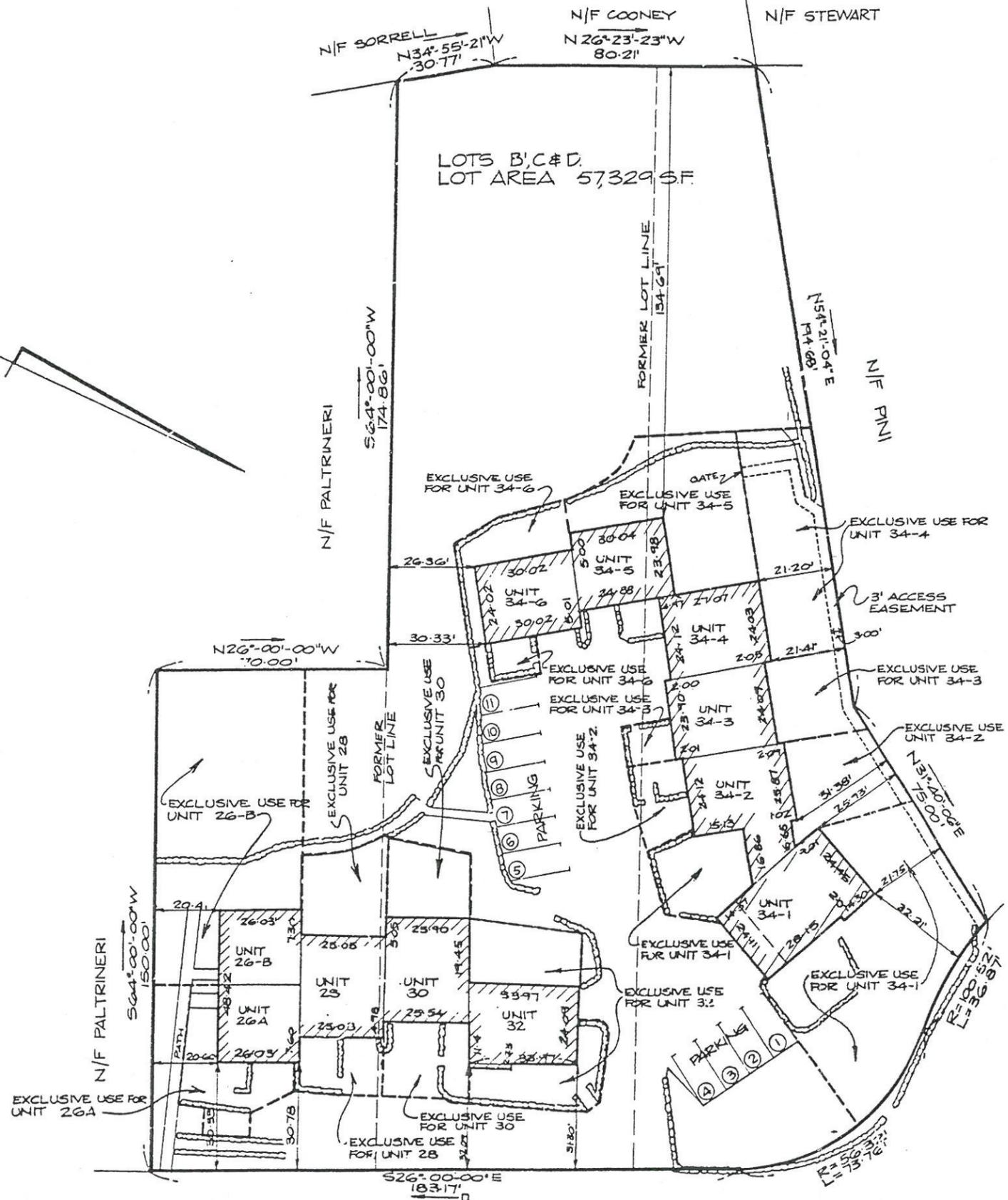
cc: Planning Board
Inspector of Buildings


Kendall P. Bates, Acting Chairman


William E. Polletta


Robert A. Bastille

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PLEASANT STREET
(40' WIDE PUBLIC)

1. REGISTRY BOOK 7019 PAGE 486
2. " " 7536 " 34
3. " " 7536 " 36
4. " " 3030 " 294
5. " " 2887 " 78
6. " " 4427 " 74
7. " " 1376 " 141
8. " " 2591 " 139
9. ZONING BOARD OF APPEALS # 66-42.

Dedham, Mass.
 Received Jan 2 19 82
 With Amdt. Master Deed
 Pleasant Ridge Condo.
 to Amdt. Master Deed
 Filed as No. 1 19 82
 Pl. Bk. 388
 Attest: *[Signature]*
 Register

I CERTIFY THAT I HAVE CONFORMED TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW STREETS OR WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATIONS, AND DIMENSIONS OF PLEASANT RIDGE CONDOMINIUMS AND ITS DESIGNATED UNITS THEREIN AS BUILT.

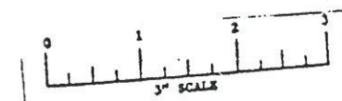


Arthur R. Giangrande 7.20.89
 ARTHUR R. GIANGRANDE DATE

SITE PLAN FOR
 PLEASANT RIDGE CONDOMINIUMS
 26-34 PLEASANT STREET
 WELLESLEY MASS.

SCALE: 1" TO 20' DATE: 7-20-89

BY
 DESIGN STATE SURVEY INC.
 265 MEDFORD STREET
 SOMERVILLE MASS.



ORIGINAL ON FILE

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