TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS

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

FEB 11 8 20 AM '97
RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

JOHN A. DONOVAN
KENDALL P. BATES
WILLIAM E. POLLETTA

ELLEN D. GORDON
EXECUTIVE SECRETARY
TELEPHONE
(617) 431-1019 EXT. 208

SUMNER H. BABCOCK
ROBERT A. BASTILLE

ZBA 97-2
Petition of Norman M. Watson
96 Woodside Avenue

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 30, 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 NORMAN M. WATSON requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the addition of a bay window approximately 6 feet by 13 1/2 inches, which will have less than the required right side yard setback, at his nonconforming dwelling with less than the required right side yard setback, at 96 WOODSIDE AVENUE, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On January 13, 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 Norman Watson, who said that he was replacing two double windows in the front of his house, and would prefer to install bay windows, as they will be more attractive. The bay window on the right front facade of the house will be less than 20 feet from the right side line.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 96 Woodside Avenue, in a Single Residence District, on a 5,024 square foot lot, and has a minimum right side yard clearance of 9.5 feet.

The petitioner is requesting a Special Permit/Finding that the installation of a 6 foot by 13 1/2 inch bay window on the right facade of his dwelling, which will have a minimum right side yard clearance of 11.5 feet, will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated December 23, 1996, drawn by George N. Giunta, Registered Land Surveyor; Elevation drawings drawn by Donald Campbell; and photographs were submitted.

On January 23, 1997, the Planning Board reviewed the petition and offered no objection to the request.

ZBA 97-2
Petition of Norman M. Watson
96 Woodside Avenue

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, nor will the proposed bay window, as noted in the foregoing Statement of Facts.

It is the finding of this Authority that the proposed bay window will neither intensify the existing nonconformance, nor create additional nonconformity, as the right side yard setback of the bay window is greater than that of the existing dwelling.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, to allow the proposed bay window, subject to construction in accordance with the submitted plot plan and elevation 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.

John A. Donovan, Jr., Chairman

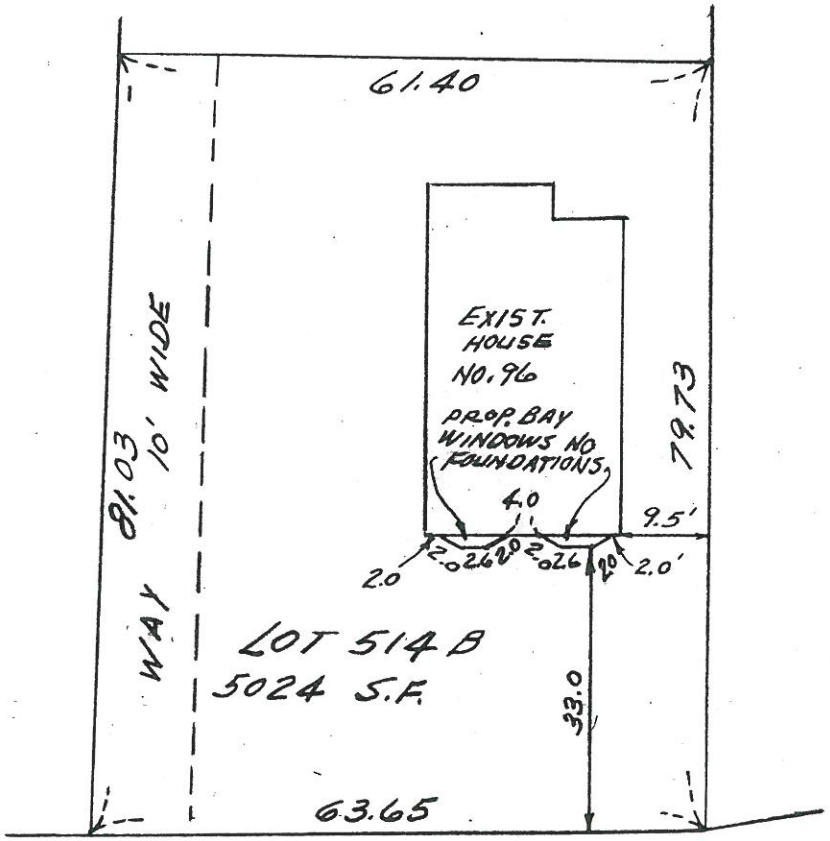
Kendall P. Bates

Robert A. Bastille

cc: Planning Board
Inspector of Buildings
edg

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181
FEB 11 8 20 AM '97

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181
JAN 13 10 47 AM '97



PLOT PLAN OF LAND
IN
WELLESLEY, MASS.

COMMONWEALTH OF MASSACHUSETTS
GEORGE N. GIUFFRIDA
No. 27011
REGISTERED LAND SURVEYOR

DEC. 23, 1996 SCALE 1" = 40'

NEEDHAM SURVEY ASSOCIATES INC.
281 CHESTNUT ST.
NEEDHAM, MASS.