



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02181-5999

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ZBA 97-3

Petition of William and Rebecca Connors
24 Bryn Mawr Road

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 WILLIAM AND REBECCA CONNERS requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the following additions to their nonconforming dwelling with less than the required front and right side yard setbacks at 24 BRYN MAWR ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming dwelling:

1. A second story addition approximately 13 feet by 5.1 feet with less than the required right side yard setback, which will overhang a proposed deck.
2. Raising the ridge line of the entire roof approximately 6 feet to accommodate a full second story addition approximately 37.3 feet by 37.2 feet, including the aforementioned addition, which will have less than the required front and right side yard setbacks.
3. A deck approximately 13 feet by 12 feet with less than the required right side yard setback.

On January 13, 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 William Connors, who said that in order to add a second story on their small house, they must raise the ridge line of the roof about 6 feet. They need the additional space as they are expecting a baby. The lot size is such that going up is their only option.

The Board noted that the eave line of the proposed roof appeared to be about the same as that of the existing roof. Mr. Connors said that the pitch of the roof would be steeper.

The Board commented that the plot plan does not have a lot number, and asked that it be supplied by the surveyor by means of a letter to the Board.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located on a 7,500 square foot lot at 24 Bryn Mawr Road, in a Single Residence District, and has a minimum front yard clearance of 24.7 feet and a minimum right side yard clearance of 9.7 feet.

The petitioners are requesting a Special Permit/Finding for the construction of the following additions: 1) A 5.1 foot by 13 foot second story addition with a minimum right side yard clearance of 9.7 feet, which will overhang the proposed deck by 5.1 feet; 2) Raising the ridge line of the roof approximately 6 feet to accommodate a full 37.3 foot by 37.2 foot second story addition, including the aforementioned addition, which will have a minimum front yard clearance of 24.7 feet and a minimum right side yard clearance of 9.7 feet, and 3) A 13 foot by 12 foot deck with a minimum right side yard clearance of 9.7 feet.

A plot plan dated December 30, 1996, drawn by Paul J. Sawtelle, Registered Land Surveyor; Floor Plans, Elevations, Roof & Roof Framing Plans, Second Floor Framing Plan and Wall Section, dated 10/6/96, drawn by C.D. Calhoun; and photographs were submitted.

On January 23, 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 dwelling does not conform to the current Zoning Bylaw, nor will the second story addition or the deck, as noted in the foregoing Statement of Facts.

It is the finding of this Authority that the proposed second story overhang addition, the full second story addition, and the deck will not intensify the existing nonconformance nor will these additions create new nonconformities as the proposed construction will come no closer to the right side line than the 9.7 foot minimum setback of the existing nonconforming dwelling.

Therefore, a Special Permit is granted, as unanimously voted by this Authority at the Public Hearing, to allow construction of the 5.1 foot by 13 foot overhang addition, the raising of the ridge line of the roof to accommodate the 37.3 foot by 37.2 foot addition, and the 12 foot by 13 foot deck, subject to construction in conformance with the submitted plot plan and construction drawings, and further subject to the submission of a letter from Paul Sawtelle, the Registered Land Surveyor, indicating the lot number of the subject property.

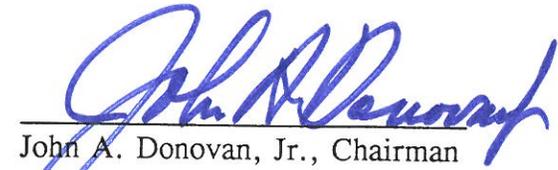
The Inspector of Buildings is hereby authorized to issue a permit for construction upon his receipt and approval of a building application and detailed construction plans.

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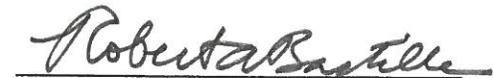
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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK.

cc: Planning Board
Inspector of Buildings
edg


John A. Donovan, Jr., Chairman

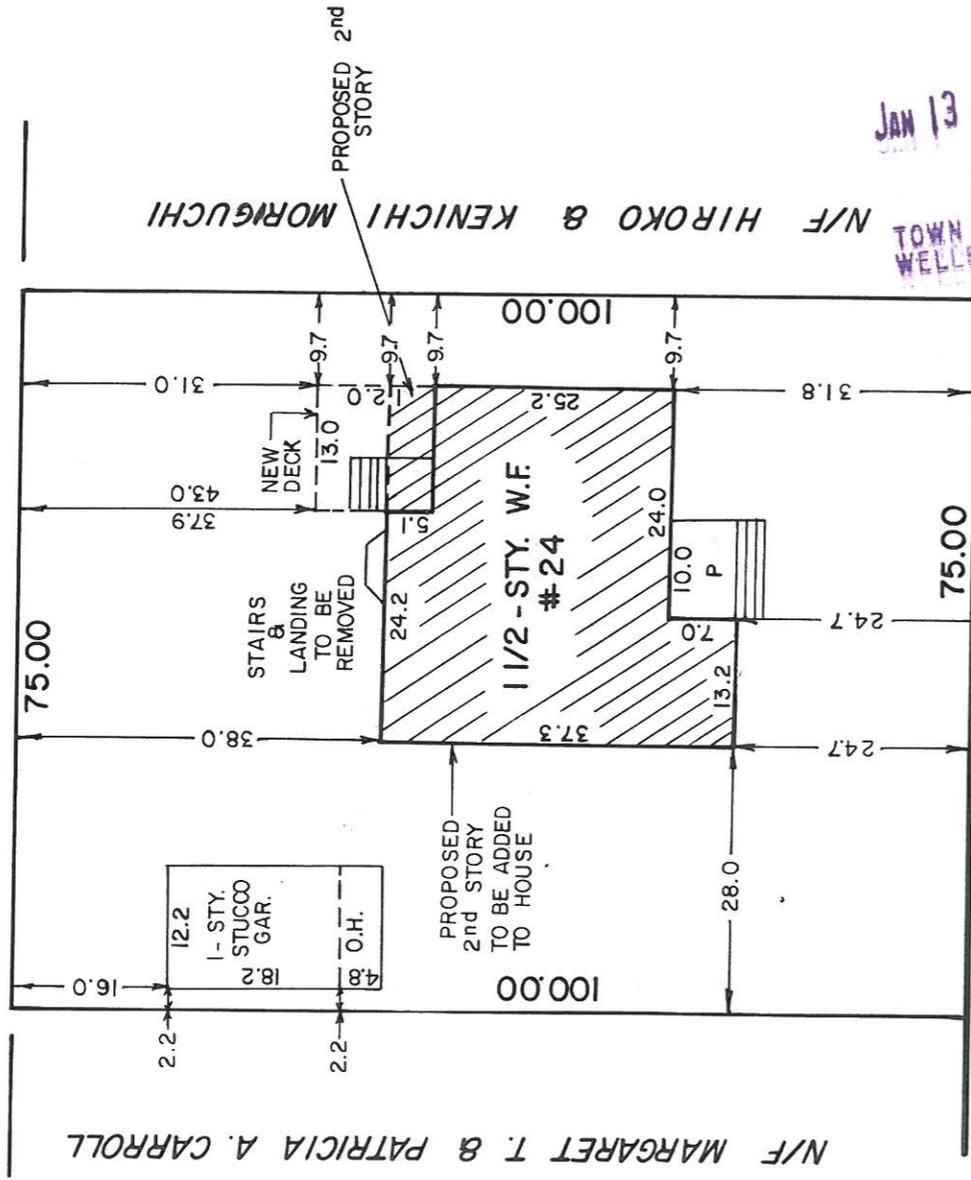

Kendall P. Bates


Robert A. Bastille

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N/F BARBARA RENEE M. FREITAS

N/F RICHARD A. & WHITNEY C. BLOND



N/F MARGARET T. & PATRICIA A. CARROLL

N/F HIROKO & KENICHI MORGUCHI

JAN 13 10 49 AM '97
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BRYN MAWR ROAD

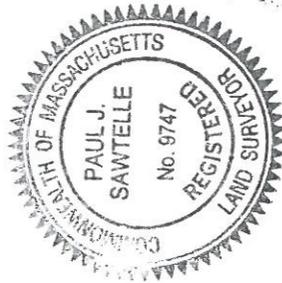
71,500 sf

OWNER/APPLICANT:
REBECCA L. McCLANE &
WILLIAM S. CONNERS

BUILDING ZONE:
SINGLE RESIDENCE
10,000 S.F.

ASSESSORS REF.:
MAP 190, ROUTE 015

LOT COVERAGE = 21.2 %



Paul J. Sawtelle

PLAN OF LAND
IN

WELLESLEY, MASS.

SCALE: 1" = 20'
MASS BAY SURVEY, INC.

DEC. 30, 1996
NEWTON, MASS.