



ZONING BOARD OF APPEALS

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

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ZBA 97-47

Petition of Tina L. Wang and Christopher J. Simon
63 Longfellow Road

Pursuant to due notice the Special Permit Granting Authority held a Public Hearing on Thursday, June 19, 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 TINA L. WANG AND CHRISTOPHER J. SIMON requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the 4 foot by 6 foot expansion of an existing second story dormer on their existing nonconforming garage, with less than the required left side yard setback, at 63 LONGFELLOW ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On June 2, 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 Tina Wang and Christopher Simon. Dr. Wang said that they were remodelling the garage and wished to expand the second story dormer. There would be no change in the footprint.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 63 Longfellow Road, in a Single Residence District, on a 50,100 square foot lot. The property contains a conforming one and one-half story brick dwelling and a detached nonconforming two-story, two-car garage, which has a minimum left side yard clearance of 5 feet.

The petitioners are proposing to construct a 20 foot by 33 foot conforming addition, which will connect the garage with the dwelling. They are remodelling the garage, and in conjunction with the remodelling, are requesting a Special Permit/Finding that the 4 foot by 8 foot expansion of an existing second story dormer, with a minimum left side yard clearance of 14 feet, will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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A Plot Plan dated May 13, 1997, drawn by John J. Caffrey, Registered Professional Land Surveyor; Floor Plans and Elevations (1-4) dated 4/9/97, revised 4/10/97, revised 4/22/97, drawn by Day and Ertman, Architects; and photographs were submitted.

On June 10, 1997, the Planning Board reviewed the petition and voted unanimously 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. The subject garage does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

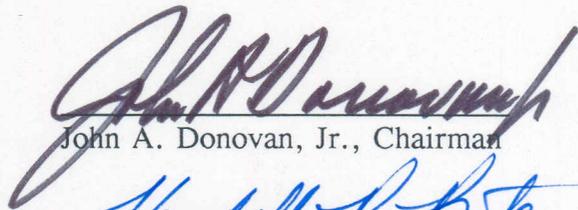
It is the finding of this Authority that the proposed 4 foot by 8 foot expansion to the second story dormer in the nonconforming garage will neither intensify the existing nonconformance, nor will it create additional nonconformity as the left side yard setback from the enlarged dormer will be 14 feet.

Therefore, a Special Permit is hereby granted, as voted unanimously by this Authority at the Public Hearing, for the construction of the 4 foot by 8 foot dormer expansion, 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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182.00'

50,100± S.F.

262.0'

130'

SHED

PROPOSED ADDITION
TO EXISTING DORMER
OVER GARAGE (4'x8')

PROPOSED
ADDITION
(20'x33')

GARAGE

1/2 STORY
BRICK

#63

5'

4'

35'

115'

100'

200.00'

262.76'

LONGFELLOW AVENUE

[Handwritten Signature]
COMMONWEALTH OF MASSACHUSETTS
JOHN
CAFFREY
25229
REGISTERED
PROFESSIONAL LAND SURVEYOR

PLOT PLAN OF LAND
IN
WELLESLEY, MA

Scale: 1"=40' May 13, 1997
J.J.Caffrey, PLS Weston, MA