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WELLESLEY, MA 02181**ZONING BOARD OF APPEALS**

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

Aug 12 9 02 AM '97

JOHN A. DONOVAN
KENDALL P. BATES
WILLIAM E. POLLETTAELLEN D. GORDON
EXECUTIVE SECRETARY
TELEPHONE
(617) 431-1019 EXT. 208SUMNER H. BABCOCK
ROBERT A. BASTILLE

ZBA 97-57

Petition of Peter M. and Lisa L. Henderson
1 Woodridge Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 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 PETER M. AND LISA L. HENDERSON requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the raising of the ridge line of the roof 6 feet above their nonconforming garage, with less than the required front setback from BROOK STREET, to accommodate a 6.4 foot by 18.6 foot addition, at their nonconforming dwelling at 1 WOODRIDGE ROAD, in a Single Residence District, with less than the required left side yard setback and less than the required front setback from BROOK STREET, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. There will be no change in the footprint.

On July 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 were Peter and Lisa Henderson, who were accompanied by their architect, Jan Gleysteen. Mr. Henderson said that they were requesting the special permit to build out over the existing garage facing Brook Street. The roof structure will be raised, but there will be no change in the footprint.

Mr. Henderson submitted a letter of support from John and Cheryl Costello, 2 Woodridge Road, which was read into the record.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 1 Woodridge Road, on the corner of Brook Street, in a Single Residence District, on a 12,000 square foot lot, and has a minimum right side yard clearance of 15.2 feet and a minimum front yard clearance of 26.2 feet from Brook Street.

The petitioners are requesting a Special Permit/Finding that the raising of the ridge line of their garage roof 6 feet in order to accommodate a 6.4 foot by 18.6 foot second story addition, which will have a minimum front clearance of 26.2 feet from Brook Street, will not

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be substantially more detrimental to the neighborhood than the existing nonconforming structure. There will be no change in the footprint.

A Plot Plan dated June 3, 1997, drawn by Bruce Bradford, Professional Land Surveyor; Floor Plans and Elevations dated 5/27/97, drawn by Jan Gleysteen, and photographs were submitted.

On July 22, 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. 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 raising of the nonconforming garage roof 6 feet in order to accommodate a 6.4 foot by 18.6 foot second story addition will neither intensify the existing nonconformance nor will it create new nonconformity as there will be no change in the footprint.

Therefore, a Special Permit is hereby granted, as voted unanimously by this Authority at the Public Hearing, for the second story addition, 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



Kendall P. Bates, Acting Chairman



William E. Polletta



Robert A. Bastille

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PLAN OF LAND IN WELLESLEY, MASS.



1 WOODRIDGE ROAD
SHOWING PROPOSED ADDITION

SCALE 1 IN. = 20 FT JUNE 3, 1997

PREPARED BY:
EVERETT M. BROOKS COMPANY
49 LEXINGTON STREET
WEST NEWTON MA 02165
(617) 527-8750



PROJECT NO. 18936

