

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02181**ZONING BOARD OF APPEALS**

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

9 31 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 97-66

Petition of Mary Esther Tolles  
5 Longfellow Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 21, 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 MARY ESTHER TOLLES requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the addition of a 17 foot by 10.5 foot shed dormer at the rear of her existing nonconforming garage with less than the required right side yard setback, at 5 LONGFELLOW ROAD, in a Single Residence District; and the change of use of the second story of said garage from storage space to living space, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. There will be no change in the footprint.

On August 4, 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 Mary Esther Tolles, who said that the reason for the shed dormer is that she wants to provide a room for a caregiver over the garage because she wants to remain in her home rather than going to a nursing home. The garage location is best because both she and the caregiver will have privacy.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 5 Longfellow Road, in a Single Residence District, on a 10,929 square foot lot, and has a minimum right side yard clearance of 9.9 feet at the right rear corner.

The petitioner is requesting a Special Permit/Finding that the construction of a 17 foot by 10.5 foot shed dormer at the rear of the garage, which will have a minimum right side yard clearance of 11.4 feet; and the change of use of the second story of the nonconforming garage from storage space to living space, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

ZBA 97-66  
Petition of Mary Esther Tolles  
5 Longfellow Road

A Plot Plan dated 7/9/97, revised 7/29/97, drawn by Peter M. Ditto, Registered Professional Land Surveyor; Floor Plans and Elevations dated 6/15/97, drawn by John C. Staniunas; and photographs were submitted.

On August 12, 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 dwelling does not conform to the current Zoning Bylaw as noted in the foregoing Statement of Facts.

It is the finding of this Authority that construction of the proposed 17 foot foot by 10.5 foot shed dormer at the rear of the nonconforming garage shall neither intensify the existing nonconformance, nor create new nonconformity, as there will be no change in the footprint.

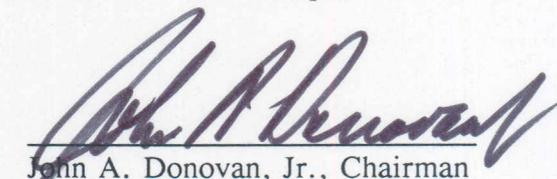
It is the further finding of this Authority that the change of use of the second floor of the attached nonconforming garage from storage to living space can be allowed, as it will not disturb or disrupt the customary character of the neighborhood, nor be substantially more detrimental to the neighborhood than the current use.

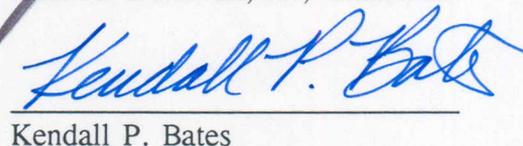
Therefore, a Special Permit is hereby granted, as voted unanimously by this Authority at the Public Hearing, for the change of use of the second story of the garage, and construction of the shed dormer at the rear of the nonconforming garage, subject to construction in accordance with the submitted plot plan and construction drawings.

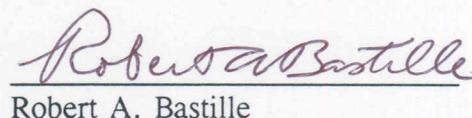
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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

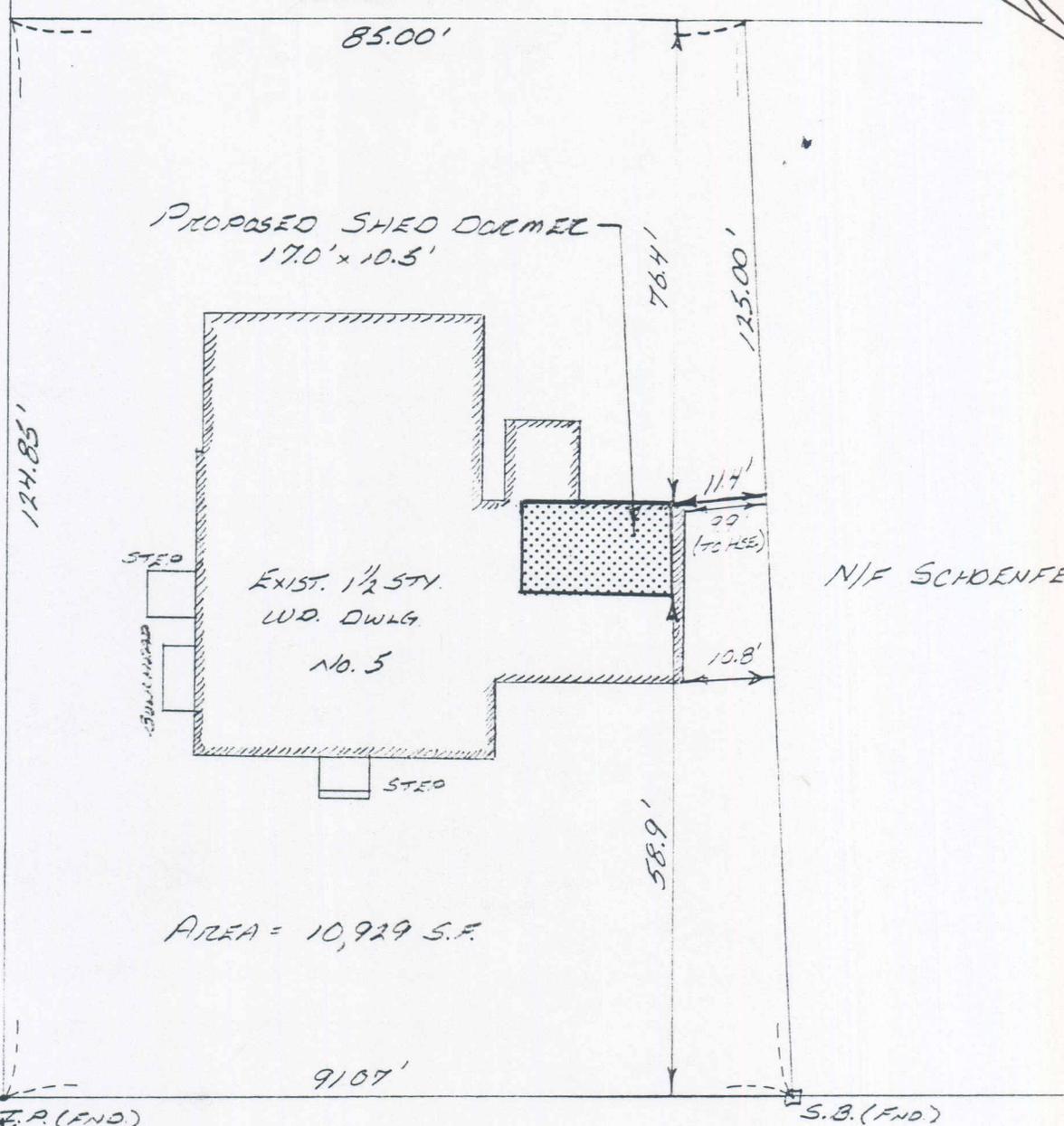
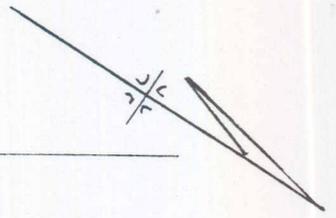
  
John A. Donovan, Jr., Chairman

  
Kendall P. Bates

  
Robert A. Bastille

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02181  
AUG 29 9 31 AM '97

LOT COVERAGE =  $\frac{2548}{10929} = 23\%$



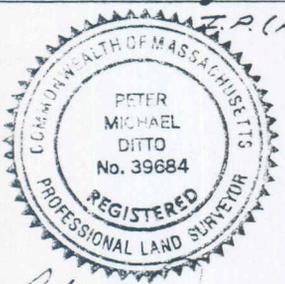
PROPOSED SHED DORMER  
170' x 10.5'

EXIST. 1 1/2 STY.  
WOOD DWLG.  
NO. 5

N/F SCHOENFELD

N/F SEIFFERT

AREA = 10,929 S.F.



Peter M. Ditto  
7/19/97

LONGFELLOW ROAD

PLOT PLAN SHOWING  
PROPOSED SHED DORMER  
WELLESLEY, MA

SCALE: 1" = 20' DATE 7/19/97  
REV. 7/29/97

PREPARED FOR: EVELYN DARSON  
5 LONGFELLOW RD  
WELLESLEY, MA.

PREPARED BY: DITTO ASSOCIATES  
86 SEAVER ST.  
WELLESLEY, MA.