

TOWN OF WELLESLEY



MASSACHUSETTS

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

ZONING BOARD OF APPEALS

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

AUG 29 9 31 AM '97

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 97-67

Petition of D. Mitchell and Cynthia Coddington
121 Grove Street

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 D. MITCHELL AND CYNTHIA CODDINGTON requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning bylaw that the construction of a one-story 10.5 foot by 6 foot shed addition, which will have less than the required right side yard setback, at the rear of their existing detached nonconforming garage, which has less than the required right side yard setback, at 121 GROVE STREET, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On August 4, 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 Mitchell Coddington, who said that they have an existing detached nonconforming garage, at the back of which they are proposing to build a 10.5 foot by 6 foot storage shed. They have designed the shed so that it is narrower than the existing garage on both sides. It will not be visible from Grove Street.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 121 Grove Street, in a Single Residence District, on a 14,389 square foot lot, which contains a nonconforming dwelling and a detached garage with a minimum right side yard clearance of 4.8 feet.

The petitioners are requesting a Special Permit/Finding that the construction of a 10.5 foot by 6 foot storage shed addition to the rear of the nonconforming garage will not be substantially more detrimental to the neighborhood than the existing nonconforming garage. The storage shed will have a minimum right side yard clearance of 5.7 feet.

A Plot Plan dated July 16, 1997, signed by Terrence M. Ryan, Registered Professional Land Surveyor; Floor Plans and Elevations drawn by D. Michael Collins; and photographs were

ZBA 97-67
Petition of D. Mitchell and Cynthia Coddington
121 Grove Street

submitted.

On August 12, 1997, the Planning Board reviewed the petition, and voted to recommend favorable action.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject detached 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 construction of the 10.5 foot by 6 foot storage shed addition will not increase the nonconformance, nor will it create new nonconformance as the proposed structure is less nonconforming than the existing garage, and will not be substantially more detrimental to the neighborhood than the existing nonconforming garage.

Therefore, A Special Permit is hereby granted, as voted unanimously by this Authority at the Public Hearing, for construction of the shed addition to 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 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

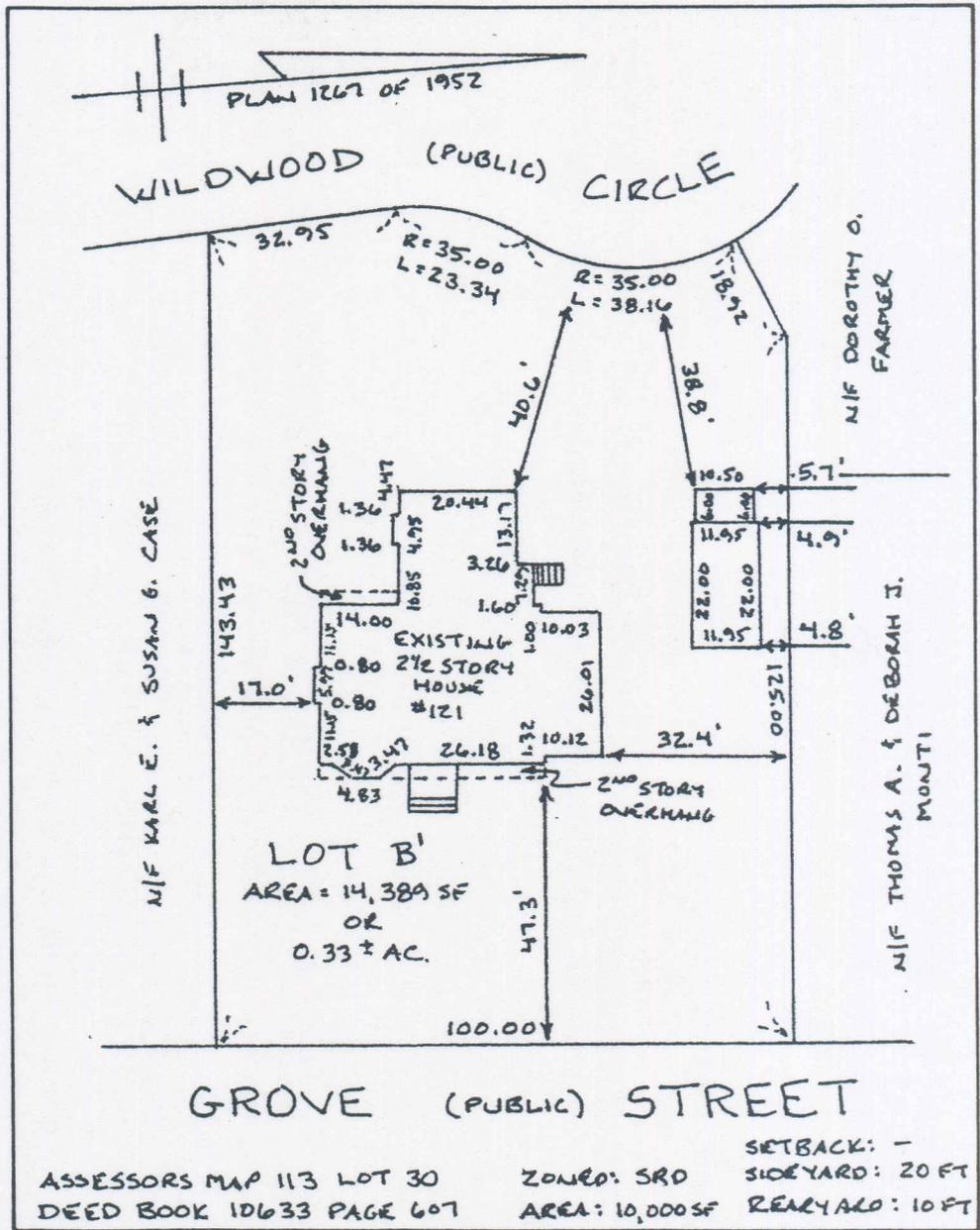


Robert A. Bastille

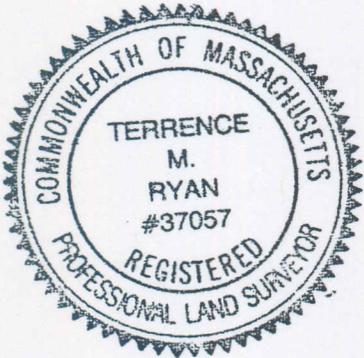
RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181
AUG 29 9 31 AM '97

PROPOSED CONSTRUCTION

CERTIFIED PLOT PLAN



RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181
AUG 4 12 19 PM '97



JULY 16, 1997

Date

Terrence M. Ryan

Reg. Land Surveyor
APPLEWOOD SURVEY CO.
21 GREEN STREET
HOLLISTON, MA 01746

Address