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

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

1998 MAY -8 A 8:00

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ZBA 98-28

Petition of Haukur Thorgilsson and Ingunn Sturlaugsdottir  
30 Abbott Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 30, 1998 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 HAUKUR THORGILSSON AND INGUNN STURLAUGSDOTTIR requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the construction of a 33.5 foot by 22.4 foot two-story addition with less than the required right side yard setback, at their nonconforming dwelling with less than the required right side yard setback, at 30 ABBOTT ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On April 7, 1998, 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 Mr. Thorgilsson and Ms. Sturlaugsdottir. Ms. Sturlaugsdottir said that the house is already nonconforming on the right side. The addition will not be as nonconforming as the house is now. Their home is the smallest on the street, and they need more space. The addition will consist of a first floor family room and a second floor master suite.

The Board noted that the Planning Board had no objection to the request.

Felizardo Villarino, 26-28 Abbott Road, expressed opposition to the petition as the house will be too close to the park. The Board explained that the addition is less nonconforming than the existing house and set back more than the required 10 feet from town land.

Statement of Facts

The subject property is located at 30 Abbott Road, in a Single Residence District, on a 10,400 square foot lot, and has a minimum right side yard clearance of 10.7 feet.

The petitioners are requesting a Special Permit/Finding that the construction of a two-story 33.5 foot by 22.8 feet addition, which will have a minimum right side yard clearance of 12.9 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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A Plot Plan dated February 9, 1998, drawn by Robert F. Drake, Registered Professional Land Surveyor; Floor Plans and Elevations dated January 27, 1998, drawn by George A. Roman & Associates, Inc.; and photographs were submitted.

On April 14, 1998, the Planning Board reviewed the petition and had no objection to the granting of 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.

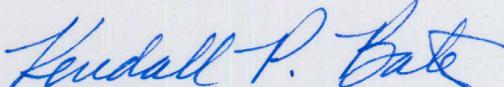
It is the finding of this Authority that the proposed two-story addition will not be substantially more detrimental to the neighborhood, as it will not intensify the existing nonconformance, will not create new nonconformity, and is set back more than the required 10 feet from town land.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the two-story addition, subject to construction in accordance with the submitted plot plan and construction drawings.

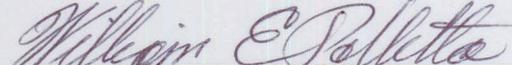
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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.

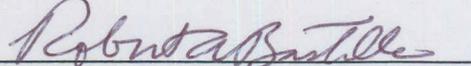
cc: Planning Board  
Inspector of Buildings  
edg



Kendall P. Bates, Acting Chairman



William E. Polletta

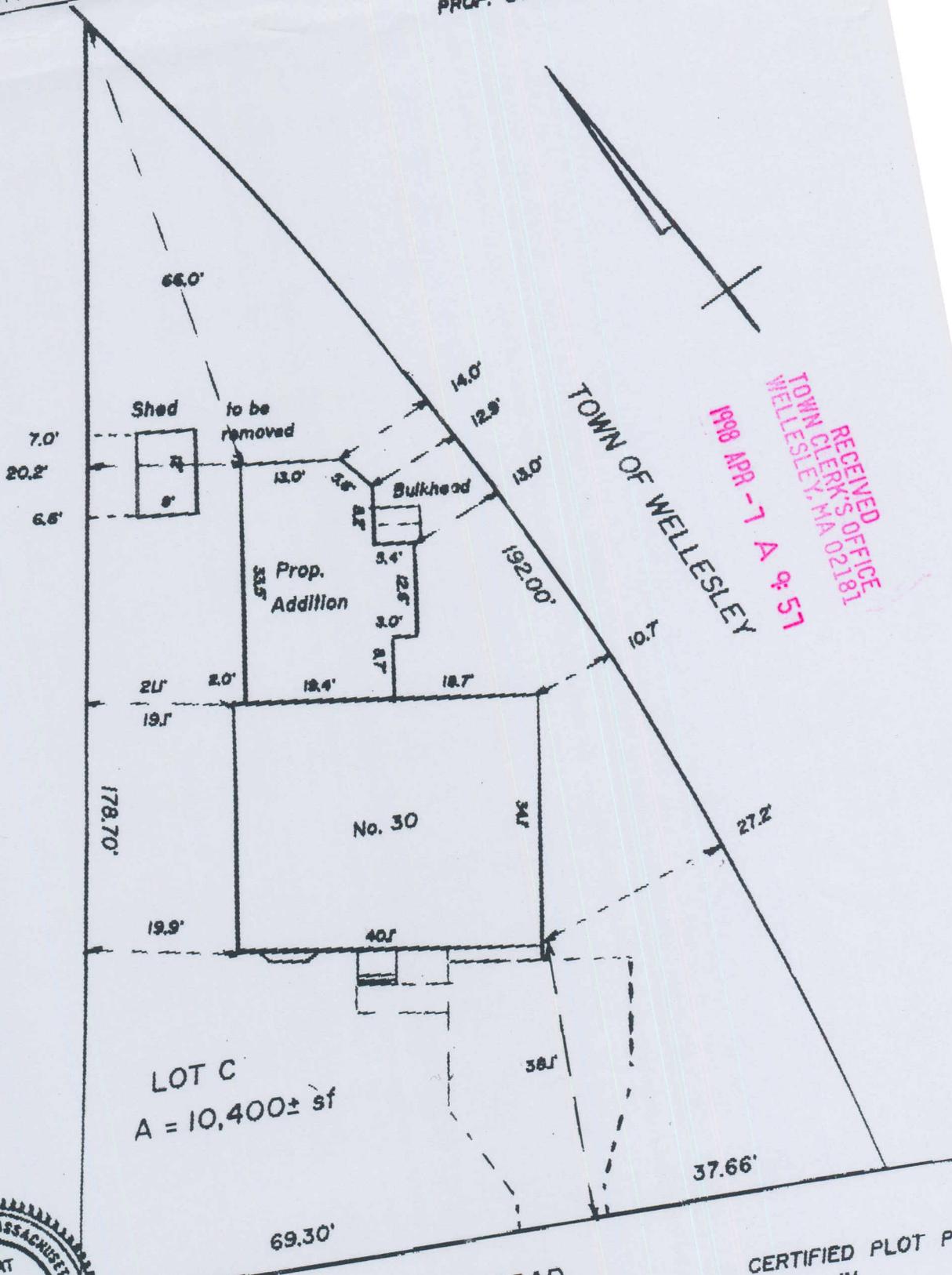


Robert A. Bastille

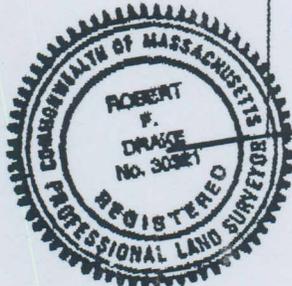
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EXIST. LOT COVERAGE 14.3 %

PROP. LOT COVERAGE 19.7 %



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 1998 APR -7 A 9:57



*RF Drake*  
 ROBERT F. DRAKE PLS.

ABBOTT ROAD

CERTIFIED PLOT PLAN  
 IN  
 WELLESLEY, MASS.  
 SCALE 1"=20' FEBRUARY 9, 1998  
 Drake Associates Inc.  
 CIVIL ENGINEERS LAND SURVEYORS  
 770 GROVE STREET FRAMINGHAM MASS.