TOWN OF WELLESLEY MASSACHUSETTS

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ZONING BOARD OF APPEALS

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

1998 JUN -2 A 8:03

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ZBA 98-35
Petition of William J. and Kristi J. Geary
7 Longmeadow Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 21, 1998 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of WILLIAM J. AND KRISTI J. GEARY requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the construction of a 21.3 foot by 7.5 foot one-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 7 LONGMEADOW ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On April 30, 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 was William Geary. The Board had no questions regarding the petition, and no other person present had any comment on the petition.

Statement of Facts

The subject property is located at 7 Longmeadow Road, in a Single Residence District, on a 20,920 square foot lot, and has a minimum right side yard clearance of 13.9 feet.

The petitioners are requesting a Special Permit/Finding that the construction of a 21.3 foot by 7.5 foot one-story addition, which will have a minimum right side yard clearance of 13.9 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A plot plan dated March 1, 1997, drawn by Robert F. Drake, Registered Professional Land Surveyor; Floor Plans and Elevations dated 12/3/97, drawn by Kristi Sorrell Noone; and photographs were submitted.

On May 12, 1998, the Planning Board reviewed the petition and had no objection to the granting of the request.

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Decision

This Authority has made a careful study of the materials submitted. 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 construction of the proposed 21.3 foot by 7.5 foot one-story addition will not be substantially more detrimental to the neighborhood than the existing nonconforming structure because it will not intensify the existing nonconformance, nor will it create additional nonconformance as it will encroach no further on the right side lot line than the existing nonconforming dwelling.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the one-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 his 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.

John A. Donovan, Jr., Chairman

Kendall P. Bates

William E. Polletta

cc: Planning Board
Inspector of Buildings
edg

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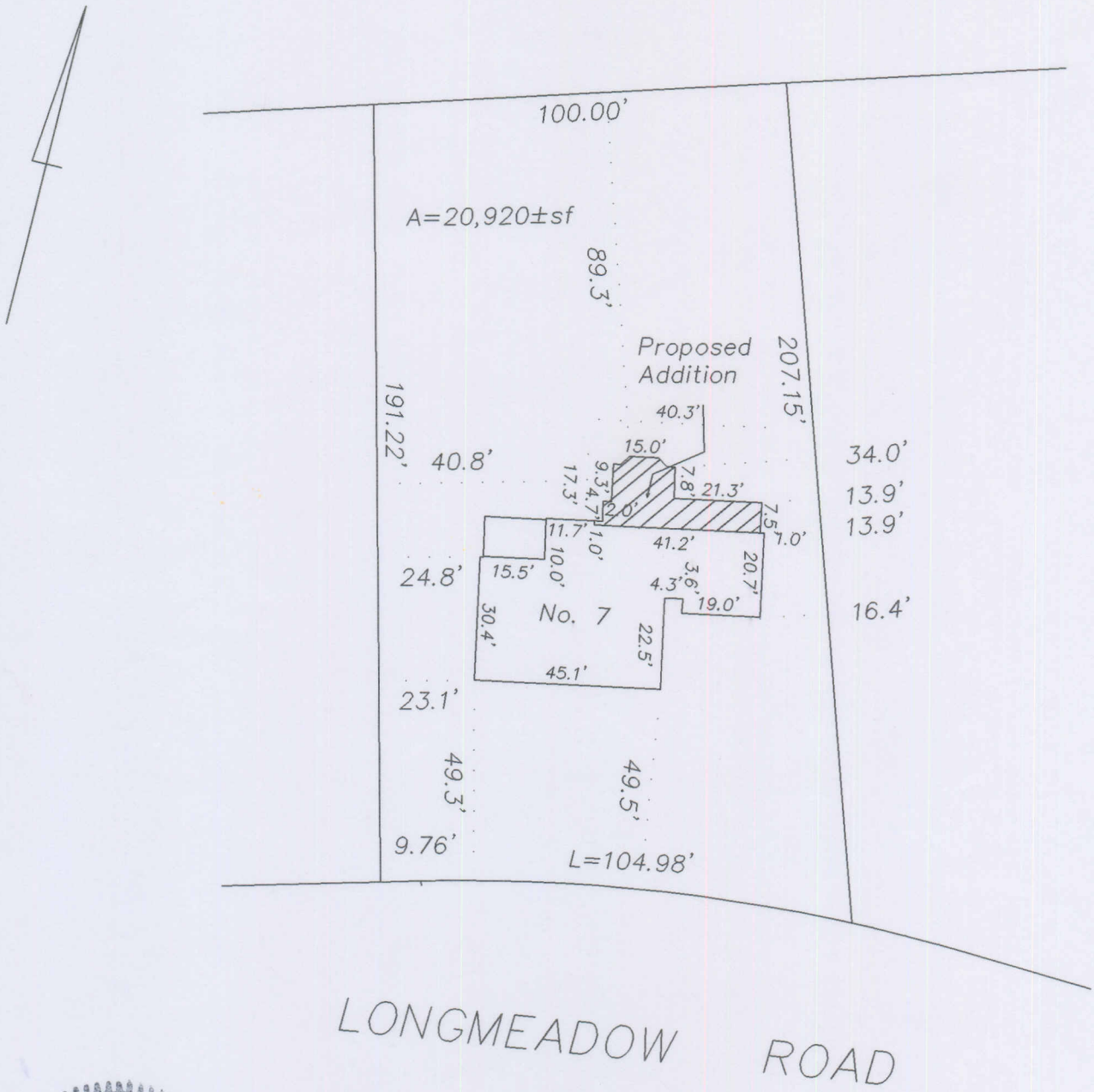

COMMONWEALTH OF MASSACHUSETTS
ROBERT F. DRAKE No. 30321
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFIED PLOT PLAN
IN

WELLESLEY , MASS.

SCALE 1' = 40' MARCH 1, 1997

I CERTIFY THAT THE BUILDING(S) ARE
LOCATED ON THE GROUND AS SHOWN HEREON

ROBERT F. DRAKE PLS 30321

Drake Associates Inc.

CIVIL ENGINEERS LAND SURVEYORS

770 GROVE STREET FRAMINGHAM MASS.