

TOWN OF WELLESLEY



RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

1999 AUG 10 A 8:50

KENDALL P. BATES, CHAIRMAN
WILLIAM E. POLLETTA, VICE CHAIRMAN
RICHARD L. SEEGEL

ELLEN D. GORDON
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 208

ROBERT A. BASTILLE
CYNTHIA S. HIBBARD
ROBERT W. LEVY

ZBA 99-51

Petition of Alexander R. and Elizabeth W. Weedon
6 Woodlawn Avenue

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 29, 1999 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 ALEXANDER R. AND ELIZABETH W. WEEDON requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the removal of an 8.85 by 11.5 foot portion of an existing nonconforming garage with less than the required left side yard setback, and incorporation of the remaining 27.7 foot by 11.5 foot portion into the internal structure of their nonconforming dwelling with less than the required left side yard setback, thereby changing the use from garage to living space, at 6 WOODLAWN AVENUE, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On July 12, 1999, 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 Dale Myers, the Weedons' builder, who was accompanied by the petitioners. Mr. Myers said that they would like to remove 8.5 feet of the garage, maintaining the existing left side wall for the remaining 27.7 feet. A conforming 21 foot by 15.95 foot family room will be constructed at the rear.

The Board questioned where vehicles would be parked once the garage was no longer available. Mr. Myers said that the garage is not used for parking now. The vehicles park in the driveway. There are two spaces in front of the garage and a third on the left side of the driveway.

The Board asked what the garage was used for, if not for vehicles. Mr. Myers said it was used for storage. A small shed would be built to house the garage contents.

The Board noted that a bulkhead, which is a second means of egress, is being removed, but the plans do not show the location of a new bulkhead. Mr. Myers said that construction of a new bulkhead would require relocation of the washer and dryer, which could be done if necessary. The Board was of the opinion that a means of egress from the basement must be maintained, and that this would be a condition of the decision.

No other person present had any comment on the petition.

ZBA 99-51
Petition of Alexander R. and Elizabeth W. Weedon
6 Woodlawn Avenue

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

1999 AUG 10 A 8:50

Statement of Facts

The subject property is located at 6 Woodlawn Avenue, in a Single Residence District, on a 10,067 square foot lot, and has a minimum left side yard clearance of 10.1 feet.

The petitioners are requesting a Special Permit/Finding that the removal of an 11.5 foot by 8.85 portion of their nonconforming garage, and incorporation of the remaining 27.75 foot by 11.5 foot portion, which has a minimum left side yard clearance of 10.1 feet, into the internal structure of the dwelling, thereby changing the use from garage to living space, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

The project also includes demolition of an existing porch and bulkhead, and construction of a conforming one-story 21 foot by 15.95 foot addition.

A Plot Plan dated June 4, 1999, drawn by Paul J. Sawtelle, Registered Land Surveyor; Existing and Proposed Floor Plans and Elevations, dated June 15, 1999, drawn by Dale Myers; and photographs were submitted.

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 demolition of 8.5 feet of the existing garage and incorporation of the remaining 27.75 feet by 11.5 feet into the internal structure of the dwelling, thereby changing the use from garage to living space, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, as there will be no intensification of the nonconformance, nor will new nonconformity be created as there will be no change in the footprint.

It is the further finding of this Authority that the elimination of a second means of egress from the dwelling through the basement bulkhead should not be allowed as this would be detrimental to the safety of the inhabitants of the dwelling.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the demolition of said portion of the garage and incorporation of the remaining portion of said garage into the internal structure of the dwelling, subject to the condition that a means of egress from the basement must be maintained, and that the incorporation of the remaining portion of the garage be accomplished 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.

ZBA 99-51

Petition of Alexander R. and Elizabeth W. Weedon
6 Woodlawn Avenue

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

William E. Polletta
William E. Polletta, Acting Chairman

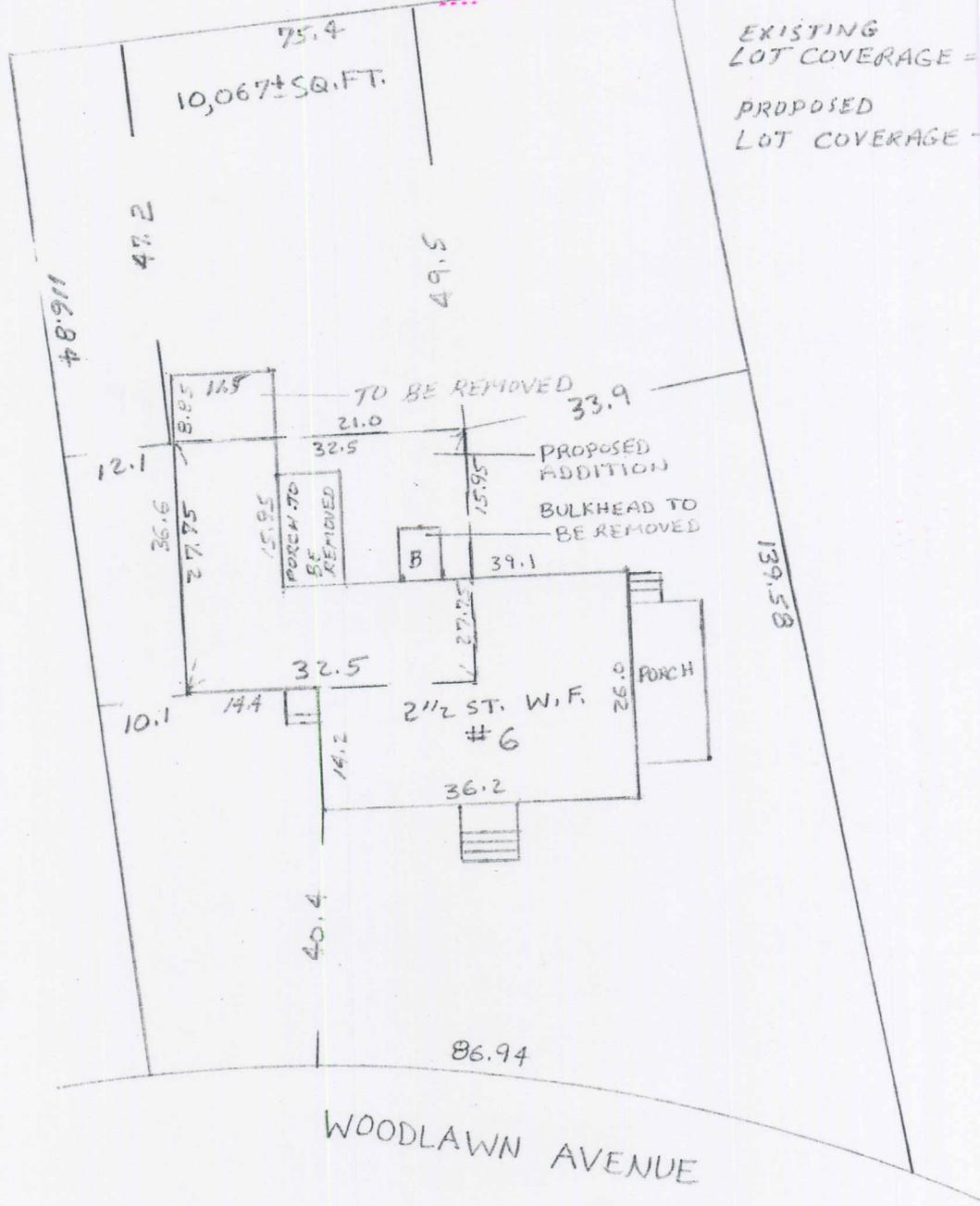
Richard L. Seegel
Richard L. Seegel

Robert A. Bastille
Robert A. Bastille

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181
1999 AUG 10 A 8:50

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

1999 JUL 12 A 9 45



EXISTING
LOT COVERAGE = 16.3%
PROPOSED
LOT COVERAGE = 17.7%

WOODLAWN AVENUE



Paul Sawtelle

PLAN OF LAND
IN
WELLESLEY, MASS.

SCALE 1" = 20' JUNE 4, 1999

MASS BAY SURVEY INC.
NEWTON, MASS.