

TOWN OF WELLESLEY



MASSACHUSETTS

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ZONING BOARD OF APPEALS

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

2002 AUG 15 A 11:57

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ZBA 2002-64
Petition of Andrew M. and Dana K. Snyder
11 Princeton Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 25, 2002 at 7:30 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of ANDREW M. AND DANA K. SNYDER requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the construction of a two-story 37.9 foot by 20.1 foot addition with less than the required rear yard setback, at their nonconforming dwelling with less than the required rear yard setback at 11 PRINCETON ROAD, in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On July 8, 2002, 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 Andrew Snyder, who said they have owned their home for seven years and are in need of more space. They would like to bump the kitchen back approximately 9.5 feet, build a master bedroom above the existing two-car garage, and a master bath above the kitchen addition. The only new foundation to be added will be under the kitchen addition. The existing setback is 15.2 feet, and the proposed setback is 16.3 feet from the rear line.

The Board questioned whether the 15.4 % of lot coverage shown on the plot plan was a pre- or a post-construction figure. Mr. Snyder said that from conversation with the surveyor, he understood it was a post-construction figure. The Board requested a revised plot plan be submitted showing the existing and proposed percentage of lot coverage.

The Board noted that the "future" basement plan showed an air conditioning condenser, and asked if that would be part of the construction. Mr. Snyder said they are considering adding central air conditioning. The Board stated that the Zoning Bylaw requires that no air conditioning equipment be located in any setback area. The Planning Board had no objection to the addition, but had included an advisory as to the location of the air conditioning equipment.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 11 Princeton Road, in a 10,000 square foot Single Residence District, on an 11,405 square foot lot, and has a minimum rear yard setback of 15.2 feet.

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The petitioners are requesting a Special Permit/Finding that the construction of a two-story 37.9 foot by 20.1 foot addition, with a minimum rear yard setback of 16.3 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated June 6, 2002, stamped by Bruce Bradford, Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations dated April 22, 2002, drawn by Ralph Kilfoyle, Architect; and photographs were submitted.

On July 16, 2002, the Planning Board reviewed the petition and had no objection to the granting of the request. It was noted that the plans show air conditioning equipment, but the proposed location of the air compressor is not indicated. The applicant should be made aware that the setback requirements now apply to this equipment.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject structure does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

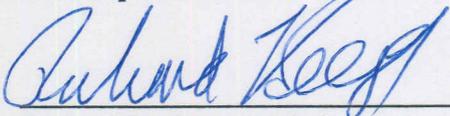
It is the finding of this Authority that the proposed two-story 37.9 foot by 20.1 foot addition shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure as the addition will neither intensify the existing nonconformance, nor will it create new nonconformity as it shall be less nonconforming than the existing structure.

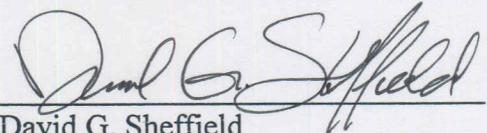
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the construction of the two-story addition in accordance with the submitted plot plan and construction drawings, subject to the following conditions:

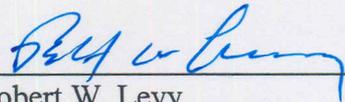
1. Prior to the issuance of any building permit, the petitioners shall submit a revised plot plan showing the existing and proposed percentages of lot coverage to the office of the Board of Appeals.
2. No air conditioning equipment shall be placed within any required setback area.

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, and compliance with Condition 1 by the petitioners.

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.

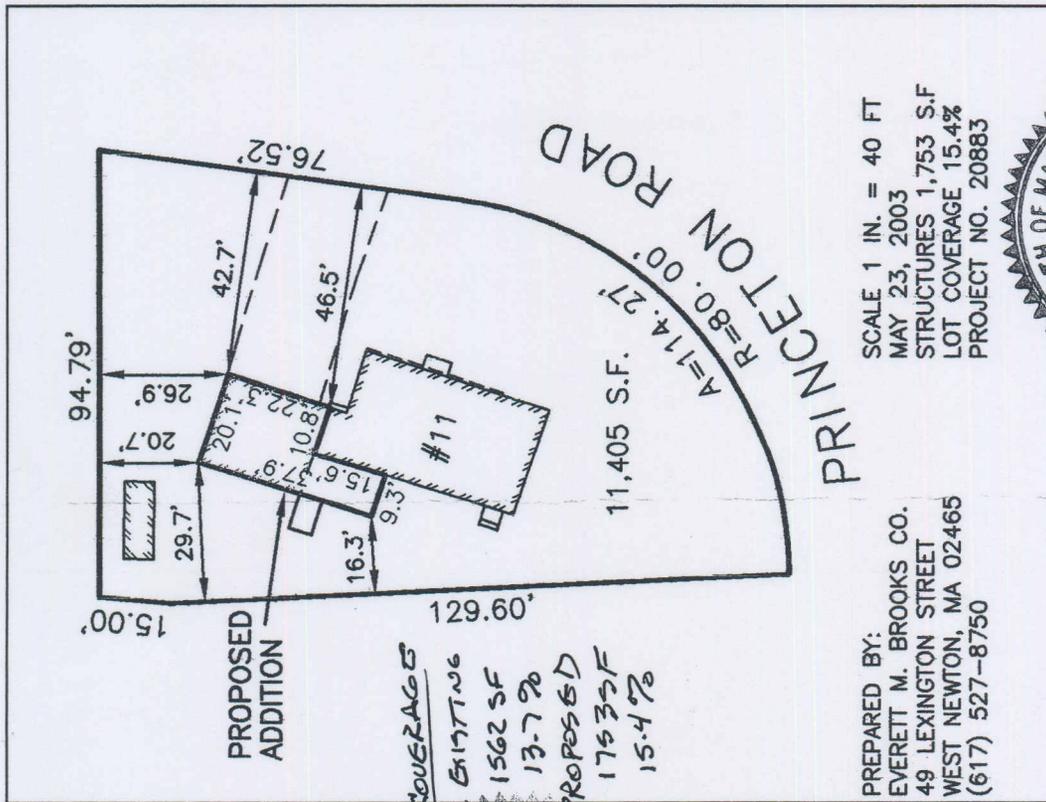

Richard L. Seegel, Chairman


David G. Sheffield


Robert W. Levy

Cc: Planning Board
Inspector of Buildings
edg

PROPOSED CONSTRUCTION
CERTIFIED PLOT PLAN



BRUCE BRADFORD
 No. 38376
 PROFESSIONAL
 LAND SURVEYOR
 COMMONWEALTH OF MASSACHUSETTS

COVERAGE
 5177206
 1562 SF
 13-7-20
 PROPOSED
 17532F
 15-4-20

PREPARED BY:
 EVERETT M. BROOKS CO.
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465
 (617) 527-8750

SCALE 1 IN. = 40 FT
 MAY 23, 2003
 STRUCTURES 1,753 S.F.
 LOT COVERAGE 15.4%
 PROJECT NO. 20883

BRUCE BRADFORD
 No. 38376
 PROFESSIONAL
 LAND SURVEYOR
 COMMONWEALTH OF MASSACHUSETTS

5/23/02

DATE

617-527-8750

PHONE

ADDRESS