



## ZONING BOARD OF APPEALS

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

RICHARD L. SEEDEL, CHAIRMAN  
 CYNTHIA S. HIBBARD, VICE CHAIRMAN  
 DAVID G. SHEFFIELD

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

ROBERT A. BASTILLE  
 J. RANDOLPH DECKER  
 ROBERT W. DEWEY

RECEIVED  
 TOWN CLERK'S OFFICE  
 WELLESLEY, MA 02482  
 2004 FEB 23 A 8:11

ZBA 2004-8

Petition of Craig and Lisa Morrissey  
12 Sabrina Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 12, 2004 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of CRAIG AND LISA MORRISSEY requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the following additions to their nonconforming dwelling with less than the required left side yard setback, at 12 SABRINA ROAD, in a 40,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure:

1. A covered one story 20 foot by 7 foot porch.
2. A 20 foot by 13.5 foot second story addition at a height of 24 feet.
3. A 10 foot by 17.6 foot one story addition.

All three additions shall have less than the required left side yard setback.

On January 22, 2004, 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 Lisa Morrissey, who said they would like to replace the existing structure on the left side, which encroaches about 5 feet, and build out 10 feet toward the back. The additions would not come any closer to the left side line than the existing structure does now.

Mrs. Morrissey explained that the existing structure contains a family room and a tiny mudroom. They would like to add a front porch, enlarge the mudroom and rebuild the family room at about the same size. In order to fit the mudroom in, which will take up 10 feet in the front, the family room would have to be expanded 10 feet in the rear. On the second floor, they would like to add a bedroom and use the existing bedroom as a laundry room.

The Board commented that there is a good tree buffer on the left side. Mrs. Morrissey said their neighbors on the left side have no problem with the additions.

The Board stated that there is a shed at the rear of the property, which is larger than 100 square feet, and has less than the required rear and left side yard setbacks. Mrs. Morrissey said there used to be a series of sheds, which were very unsightly, along the property line. They took them down and replaced them with the existing shed, which was inspected by the Building Inspector. It was constructed at the same time they build the brick patio. They added trees along the left side line, and will be very careful to preserve them during construction.

ZBA 2004-8  
Petition of Craig and Lisa Morrissey  
12 Sabrina Road

The Board noted that the Planning Board had no objection to granting the request. No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 12 Sabrina Road on an 18,000 square foot lot, in a 40,000 square foot Single Residence District, and has a minimum left side yard setback of 15.1 feet.

The petitioners are requesting a Special Permit/Finding that the following three additions, each having less than the required left side yard setback, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure:

1. A covered one-story 7 foot by 20 foot porch with a minimum left side yard setback of 15.5 feet.
2. A 20 foot by 13.5 foot second story addition at a height of 24 feet with a minimum left side yard setback of 15.3 feet.
3. A 10 foot by 17.6 foot one-story addition with a minimum left side yard setback of 15.1 feet.

A Plot Plan dated January 5, 2004, revised January 9, 2004, stamped by James J. Abely, Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations dated January 8, 1997, revised December 19, 2003, drawn by Vincent Codisoti; and photographs were submitted.

On February 10, 2004, the Planning Board reviewed the petition and had no objection to granting the request.

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 covered one story porch, the second story addition and the one story addition, all three additions having less than the required left side yard setback, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, as they shall neither intensify the existing nonconformance, nor create new nonconformity.

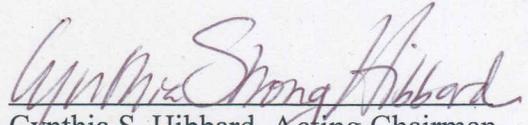
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of the covered one-story 20 foot by 7 foot porch, the 20 foot by 13.5 foot second story addition and the 10 foot by 17.6 foot one-story addition in accordance with the submitted plot 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.

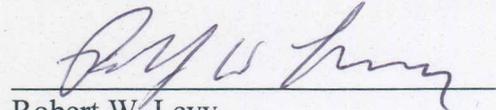
RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2004 FEB 25 AM 8:11

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

  
Cynthia S. Hibbard, Acting Chairman

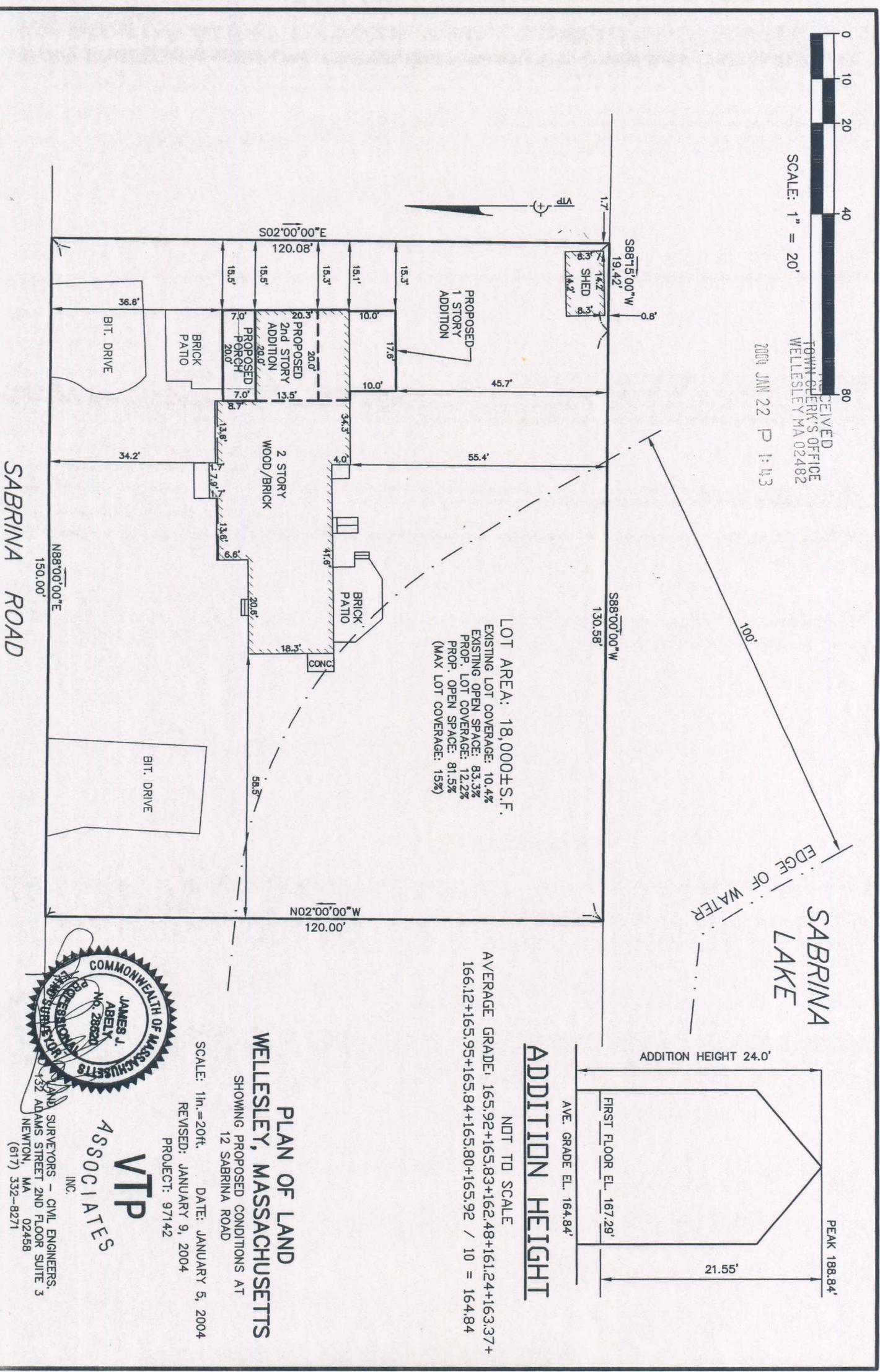
  
David G. Sheffield

  
Robert W. Levy

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2004 FEB 25 A 8:11



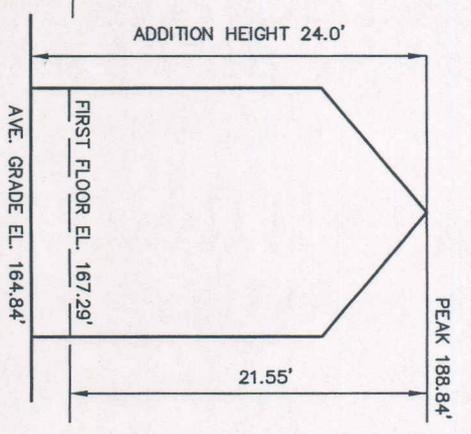
RECEIVED  
 TOWN CLERK'S OFFICE  
 WELLESLEY MA 02482  
 2004 JAN 22 P 1:43



LOT AREA: 18,000 S.F.  
 EXISTING LOT COVERAGE: 10.4%  
 EXISTING OPEN SPACE: 83.3%  
 PROP. LOT COVERAGE: 12.2%  
 PROP. OPEN SPACE: 81.5%  
 (MAX LOT COVERAGE: 15%)

SABRINA LAKE  
 EDGE OF WATER

**ADDITION HEIGHT**



NOT TO SCALE  
 AVERAGE GRADE: 165.92+165.83+162.48+161.24+163.37+  
 166.12+165.95+165.84+165.80+165.92 / 10 = 164.84

**PLAN OF LAND  
 WELLESLEY, MASSACHUSETTS**

SHOWING PROPOSED CONDITIONS AT  
 12 SABRINA ROAD

SCALE: 1/4" = 20 FT. DATE: JANUARY 5, 2004  
 REVISED: JANUARY 9, 2004  
 PROJECT: 97142



**VTP ASSOCIATES**  
 INC.

LAND SURVEYORS - CIVIL ENGINEERS,  
 132 ADAMS STREET 2ND FLOOR SUITE 3  
 NEWTON, MA 02458  
 (617) 332-8271