



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman  
ROBERT R. CUNNINGHAM  
KENDALL P. BATES

ELLEN D. GORDON  
Executive Secretary  
Telephone  
431-1019 X208

DEC 7 1 35 PM '92

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WILLIAM E. POLLETTA  
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SUMNER H. BABCOCK

ZBA 92-58

Petition of Scott R. and Lesley C. Secrest  
83 River Ridge

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 19, 1992 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of SCOTT R. AND LESLEY C. SECREST requesting a Special Permit/Special Permit Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the following additions to the pre-existing nonconforming dwelling at 83 RIVER RIDGE with less than the required left side yard, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure:

1. A two-story addition approximately 11 feet by 24.5 feet, which conforms to all zoning setbacks, on the right side of the dwelling.
2. A deck approximately 7 feet 1 inch by 11 feet 8 inches, which conforms to all zoning setbacks, on the front right corner of the dwelling.
3. An extension of an existing one-story laundry room, approximately 5 feet by 6 feet 5 inches at the rear of the dwelling. Said extension will have less than the required left side yard.

On November 2, 1992, the petitioners requested 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 Scott and Lesley Secrest. Mr. Secrest said that the two-story addition would have a bath and den downstairs and a master bedroom above. He stated that they have signed a Purchase and Sale Agreement contingent on the granting of the petition.

Patricia Parella Miller, owner of the property, spoke in favor of the petition.

#### Statement of Facts

The nonconforming dwelling is located at 83 River Ridge, in a Single Residence District, on an 8,095 square foot lot, and has a minimum left side yard clearance of 8.16 feet. The petitioners have signed a Purchase and Sale Agreement contingent on the granting of this

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petition, which has the full support of the current owner.

The petitioners are requesting a Special Permit/Special Permit Finding to construct a two-story addition approximately 11 feet by 24.5 feet which would have a conforming right side yard setback of 20.89 from the right rear corner, 21.67 feet from the front corner and more than 30 feet from the left side line.

A Special Permit/Special Permit Finding is requested for the construction of a deck approximately 11 feet 8 inches by 7 feet 1 inch which would have a conforming right side yard setback of 21.89 feet from the front right corner and 21.67 from the right rear corner and more than 30 feet from the left side line.

A Special Permit/Special Permit Finding is also requested for a one-story extension approximately 5 feet by 6 feet 5 inches to an existing laundry room which has a minimum left side yard clearance of 12.24 feet. The proposed extension would have a minimum left side yard clearance of 19.74 feet at one corner, a conforming left side yard clearance of 20.11 at the left rear corner and a conforming right side yard clearance of more than 30 feet.

A Plot Plan dated October 23, 1992, drawn by John J. Regan, Registered Land Surveyor; construction drawings and elevations; and photographs were submitted.

On November 17, 1992, the Planning Board reviewed the petition and voted to recommend granting the proposed requests.

#### Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject dwelling is nonconforming as noted in the foregoing Statement of Facts.

It is the opinion of this Authority that as the proposed two-story addition and deck to be constructed on the right side of the dwelling conform to all zoning requirements, as noted in the foregoing Statement of Facts, neither addition would intensify the existing nonconformity or result in additional ones.

Therefore, a Special Permit is granted for construction of the requested two-story addition and deck subject to construction in accordance with the plot plan and drawings as submitted.

In regard to the laundry room extension, it is the opinion of this Authority that the encroachment of .26 feet of the nonconforming corner of the proposed construction on the left side lot line is an intensification of the existing nonconformity, but is insignificant in relation to the existing nonconformity of the dwelling being 8.16 feet

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from the left side lot line.

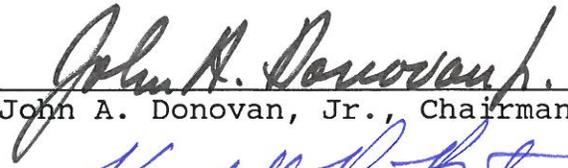
Therefore, this Authority unanimously finds that the proposed change will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

The Inspector of Buildings is hereby authorized to issue a permit for all the requested 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.

cc: Planning Board  
Wetlands Protection Committee  
Inspector of Buildings

edg

  
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John A. Donovan, Jr., Chairman

  
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Kendall P. Bates

  
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Robert R. Cunningham

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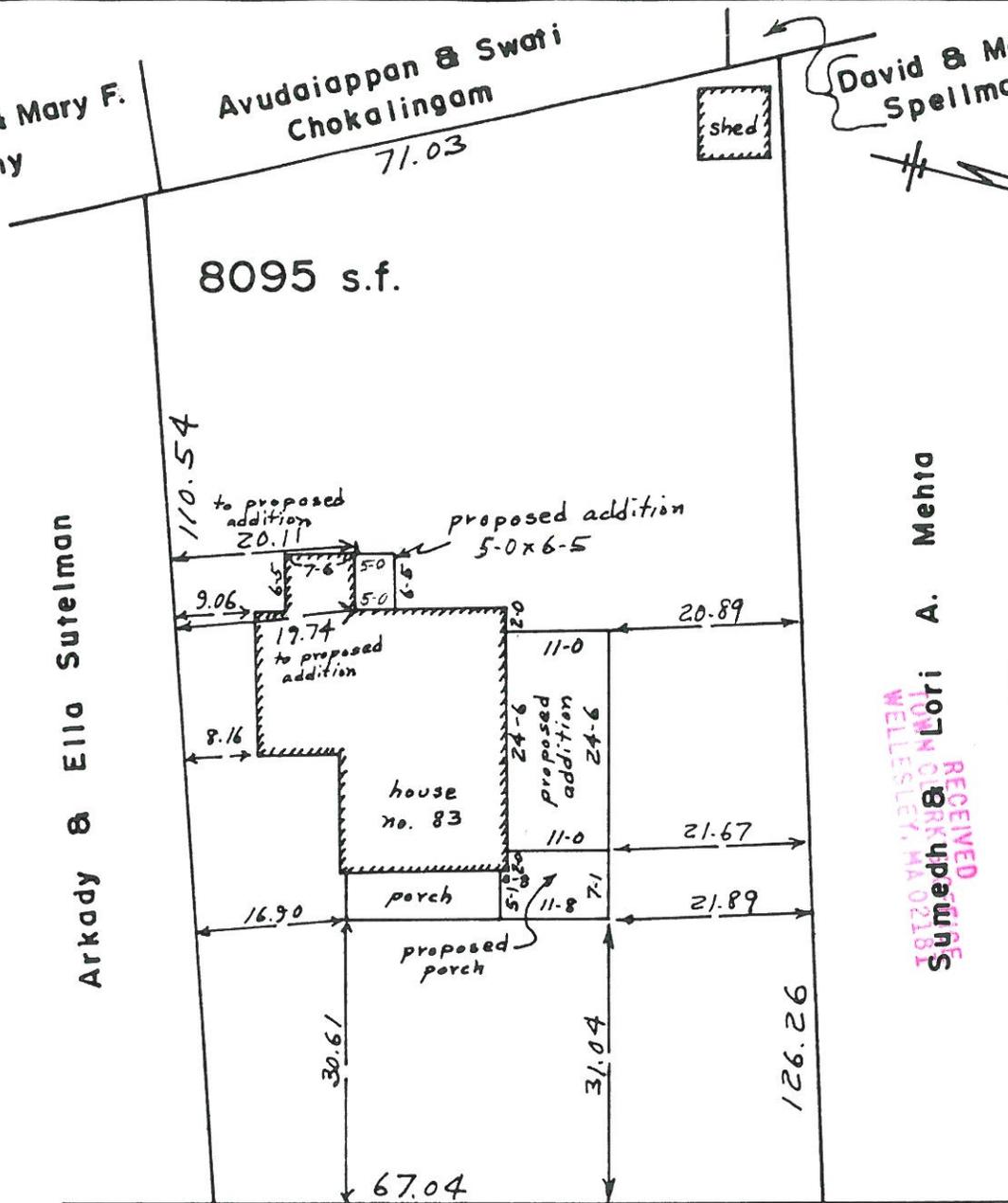
James R. & Mary F. Murphy

Avudaiappan & Swafi Chokalingam

David & Maura Spellman

Arkady & Elio Sutelman

Sumedh & Lori A. Mehta



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Note:  
Lot coverage will be 1254± s.f. or 15.5%.

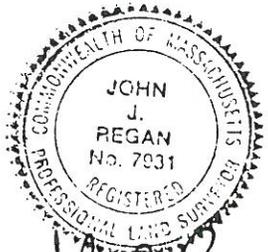
**RIVER RIDGE**

**PLAN OF LAND**

**IN**

**WELLESLEY MASS.**

TO ACCOMPANY THE PETITION OF  
**SCOTT & LESLEY SECREST**  
**354 SPRAGUE STREET**  
**DEDHAM**



*John J. Regan*

SCALE 1 IN = 20 FT  
JOHN J. REGAN  
NEWTON HIGHLANDS

OCT. 23, 1992  
LAND SURVEYOR  
MASS.