



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 9 9 51 AM '92

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WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK

ZBA 92-60
Petition of Ida L. Welch
18 Oakland Street

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 IDA L. WELCH requesting a Special Permit/Special Permit Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the proposed alterations to her pr-existing nonconforming detached garage, with less than the required front and right side yard setbacks, at 18 OAKLAND STREET, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming garage.

Said alterations shall consist of removal and reconstruction of the right side concrete wall; removal of the flat concrete roof and replacement with a pitched wooden roof with a ridge line of 27 inches above the existing roof; and replacement of the existing center post, garage doors and floor. There will be no expansion of the garage footprint.

On November 2, 1992, the petitioner 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 was Ida Welch, who said that her garage is in the process of falling down. The pitched wooden roof will be more attractive and will prevent the puddling occurring on the flat roof. The garage doors have been permanently tied up as a result of damage from cars turning into the driveway, which is only a few feet long. A speed bump will be installed in the driveway to slow turning cars.

No other person present had any comment on the petition.

Statement of Facts

The subject nonconforming detached garage is located at 18 Oakland Street, in a Single Residence District, on a 23,801 square foot lot. The garage has a minimum front yard clearance of 8.84 feet and a minimum right side yard clearance of 8.17 feet.

ZBA 92-69
Petition of Ida L. Welch
18 Oakland Street

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The petitioner is requesting a Special Permit/Special Permit Finding to replace the garage roof with a peaked wooden roof, which will raise the ridge line of the roof 27 inches; removal and reconstruction of the right side wall; replacement of the center post, garage doors and floor. The footprint of the nonconforming garage will not be increased.

A Plot Plan dated October 27, 1992, drawn by U.M. Schiavone, Registered Professional Land Surveyor; construction drawings and elevations; and photographs were submitted.

On November 17, 1992, the Planning Board reviewed the petition and voted to offer no comment.

Decision

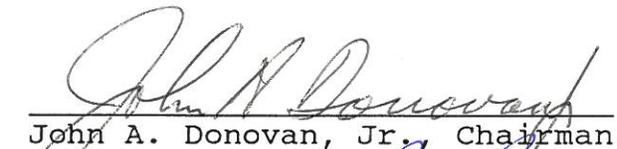
This Authority has made a careful study of the materials submitted and the information presented at the hearing. The detached garage is nonconforming as noted in the foregoing Statement of Facts.

It is the opinion of this Authority that the raising of the ridge line of the garage roof will intensify the existing nonconformity as the height of the nonconforming garage will be raised 27 inches, but as there will be no expansion of the existing footprint, this Authority unanimously finds that neither the aforementioned alterations nor the roof reconstruction will be substantially more detrimental to the neighborhood than the existing nonconforming structure.

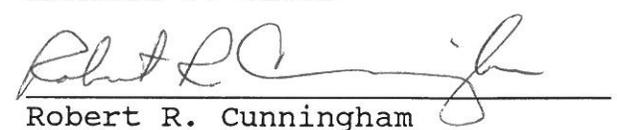
The Inspector of Buildings is hereby authorized to issue a permit for the proposed construction upon his receipt and approval of a building application and detailed construction plans.

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
Inspector of Buildings
edg


John A. Donovan, Jr., Chairman


Kendall P. Bates


Robert R. Cunningham

Earlwood T. & Patricia J. Fortini

101.58

23,801 s.f.

Nov 2 1 45 PM '92

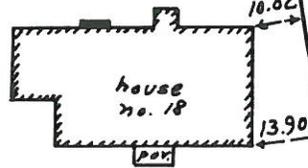
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Philip J. Jr. & Diane L. Brannigan

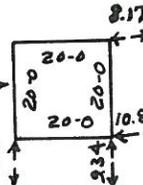
202.18

204.75

Robert L. & Barbara T. Pyles



existing garage
to be
rehabilitated



133.90

OAKLAND STREET

Note:
Lot coverage is
1604± s.f. or 6.7%

PLAN OF LAND IN WELLESLEY MASS.

TO ACCOMPANY THE PETITION OF

IDA L. WELCH
18 OAKLAND STREET
WELLESLEY



U.M. Schiavone

SCALE 1 IN = 40 FT
U.M. SCHIAVONE
NEWTON LOWER FALLS

OCT. 27, 1992
LAND SURVEYOR
MASS.