



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 92-63
Petition of Leslie M. Holmes
377 Weston Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, December 17, 1992 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 LESLIE M. HOLMES requesting a Special Permit/Special Permit Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the proposed one-story addition, approximately 15 feet 1 inch by 24 feet 2 inches, on the left side of her pre-existing nonconforming dwelling with less than the required front setback from ELMWOOD ROAD, at 377 WESTON ROAD, in a Single Residence District, shall not intensify the existing nonconformities or result in additional ones. Said addition conforms to all required zoning setbacks.

On November 30, 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 Leslie Holmes, who was accompanied by her architect, John Hampshire. Mrs. Holmes said that when the house was moved from Weston in 1860, it was sited on Weston Road. When Elmwood Road was cut, the road was too close to the house, making it nonconforming.

Mrs. Holmes said that she would like to add 4 feet to her porch on two sides, winterize it, and attach a solarium to it. Although the porch will increase in size, the addition will be conforming.

No other person present had any comment on the petition.

Statement of Facts

The subject nonconforming dwelling is located on a 13,289 square foot lot at 377 Weston Road, in a Single Residence District. The dwelling is nonconforming as it has a minimum front yard setback of 17.1 feet from Elmwood Road.

The petitioner is requesting a Special Permit/Special Permit Finding that the proposed construction of a one-story addition containing a year-round porch and a solarium, approximately 15

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feet 1 inch by 24 feet 2 inches, will not intensify the existing nonconformities or result in additional ones. The proposed addition will be 63.5 feet from Weston Road; 33.8 feet from the left side lot line; 53.9 feet from the rear lot line; and 49.4 feet from Elmwood Road. Said setbacks conform to all zoning requirements.

A Plot Plan dated November 20, 1992, drawn by Joseph E. Macklinger, Registered Land Surveyor; Plans and Elevations dated October 28, 1992, drawn by John B. Hampshire, Architect; and photographs were submitted.

On December 8, 1992, the Planning Board reviewed the petition and voted to recommend the grant of a Special Permit.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject house is nonconforming in regard to its front setback from Elmwood Road, as noted in the foregoing Statement of Facts.

It is the opinion of this Authority that the proposed construction conforms to all required zoning setbacks as noted in the foregoing Statement of Facts, and therefore, will not intensify the existing nonconformity or result in additional ones.

Therefore, a Special Permit is hereby granted for said addition subject to construction in conformance with the plot plan and construction drawings as submitted.

The Inspector of Buildings is hereby authorized to issue a permit for the construction upon 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


Robert R. Cunningham, Acting Chairman


Kendall P. Bates


William E. Polletta

PLAN OF LAND IN WELLESLEY, MASS.

To accompany Petition of Lewis & Leslie Holmes

Scale: 1 in. = 30 Ft. November 20, 1992

EVERETT M. BROOKS COMPANY
49 Lexington Street
West Newton, MA 02165
(617) 527-8750

Project No. 17014

Lot Coverage 14.5%

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Joseph M. Luzzo

