TOWN OF WELLESLEY MASSACHUSETTS

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

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

DEC 30 9 38 AM '92
RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

ZBA 992-64
Petition of John D. and Barbara G. Kotzen
7 Beverly 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 JOHN D. AND BARBARA G. KOTZEN requesting a Special Permit/Special Permit Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the following proposed additions to their pre-existing nonconforming dwelling with less than the required right and left side setbacks at 7 BEVERLY ROAD, in a Single Residence District, shall not intensify the existing nonconformities or result in additional ones:

1. A two-story addition approximately 17 feet by 17 feet 6 inches at the rear of their nonconforming dwelling.

2. A one-story addition approximately 15 feet 2 inches by 7 feet 10 inches at the rear of their nonconforming dwelling.
Both proposed additions comply with all required zoning setbacks.

On November 30, 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 John and Barbara Kotzen. Mr. Kotzen said that the proposed additions were needed as their family is expanding. The two-story addition will have a ground floor family room and a master bedroom and bath above. The one-story addition will be an expansion of the existing kitchen.

No other person present had any comment on the petition.

Statement of Facts

The subject dwelling is located on an 8,000 square foot lot at 7 BEVERLY ROAD, in a Single Residence District, and has a minimum right side yard clearance of 15.9 feet and a minimum left side yard clearance of 11 feet.

The petitioners are requesting a Special Permit/Special Permit Finding to construct a two-story addition at the rear of their nonconforming dwelling, approximately 17 feet 6 inches by 17 feet with a conforming right side setback of 25 feet 6 inches; a conforming rear setback of

ZBA 92-64
Petition of John D. and Barbara G. Kotzen
7 Beverly Road

DEC 30 9 39 AM '92
RECEIVED
TOWN CLERK'S OFFICE

24 feet; and a conforming left side setback of 36 feet 8 inches.

A Special Permit/Special Permit Finding is also requested to construct a one-story addition at the rear of their nonconforming dwelling, approximately 15 feet 2 inches by 7 feet 10 inches, which will have a conforming right side setback of 43 feet; a conforming rear setback of 33 feet 2 inches; and a conforming left side setback of 21 feet 6 inches.

A Plot Plan dated November 19, 1992, drawn by John J. Regan, Registered Professional Land Surveyor; construction drawings and elevations; and photographs were submitted.

On December 8, 1992, the Planning Board reviewed the petition and voted to recommend granting the special permit.

Decision

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

It is the opinion of this Authority that the proposed one-story and two-story additions conform to all current zoning requirements, and therefore will not intensify the existing nonconformities or result in additional ones.

A Special Permit is hereby granted for the proposed additions subject to construction in conformance with the Plot Plan and construction drawings submitted as noted in the foregoing Statement of Facts.

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.

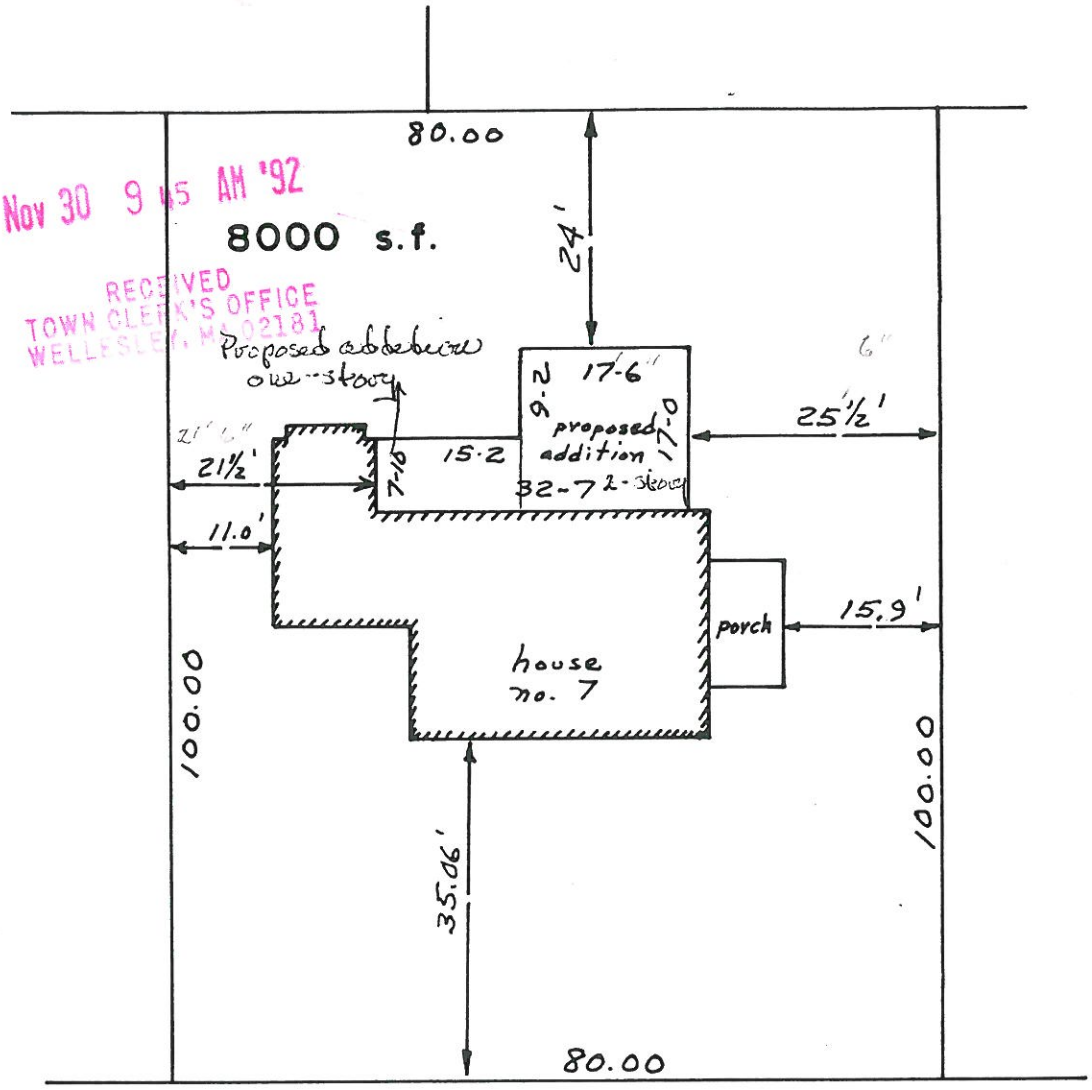
APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

Robert R. Cunningham, Acting Chairman

Kendall P. Bates

William E. Polletta

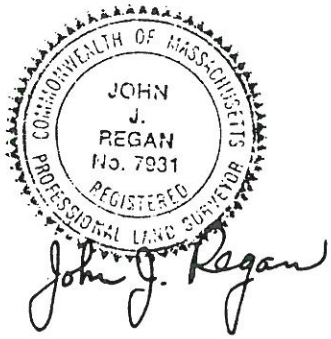
cc: Planning Board
Inspector of Building
edg



Nov 30 9 45 AM '92
RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MASS. 02181

BEVERLY ROAD

Note:
Building coverage will be 1526± s.f. or 19.1%.



PLAN OF LAND
IN
WELLESLEY MASS.

TO ACCOMPANY THE PETITION OF

JOHN D. & BARBARA G. KOTZEN
7 BEVERLY ROAD
WELLESLEY

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

NOV. 19, 1992
LAND SURVEYOR
MASS.

6696