TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman
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ZBA 92-65
Petition of Carolyn Berg Fox
54 Standish 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 CAROLYN BERG FOX requesting a Special Permit/Special Permit Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the proposed covered entryway, appproximately 5 feet by 11.33 feet, at the front of her pre-existing nonconforming dwelling with less than the required right side yard, at 54 STANDISH ROAD, in a Single Residence District, shall not intensify the existing nonconformity or result in additional ones. Said entryway 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 Barry Fox, husband of the petitioner. Mr. Fox said that they would like to add a small vestibule with closets and a bench to the front of their house, as the present entrance is directly into the living room.

No other person present had any comment on the petition.

Statement of Facts

The subject nonconforming dwelling is located on a 15,136 square foot lot at 54 Standish Road, in a Single Residence District, and has a minimum right side yard clearance of 17.8 feet.

The petitioner is requesting a Special Permit/Special Permit Finding to construct a one-story enclosed entryway approximately 5 feet by 11.33 feet with conforming right and left side yards of more than 40 feet. The front setback of 33.4 feet is also conforming as the front setback at 50 Standish Road, which is within a distance of 500 feet, is 28 feet.

A Plot Plan dated November 23, 1992, drawn by Paul J. DeSimone, Registered Land Surveyor; construction sketches and elevations; and photographs were submitted.

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On December 8, 1992, the Planning Board reviewed the petition and voted to recommend that a Special Permit be granted.

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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 as the proposed entryway conforms to all current zoning requirements, the proposed addition will not intensify the existing nonconformity or result in additional ones.

Therefore, a Special Permit is hereby granted for the proposed entryway subject to construction in accordance 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, 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.

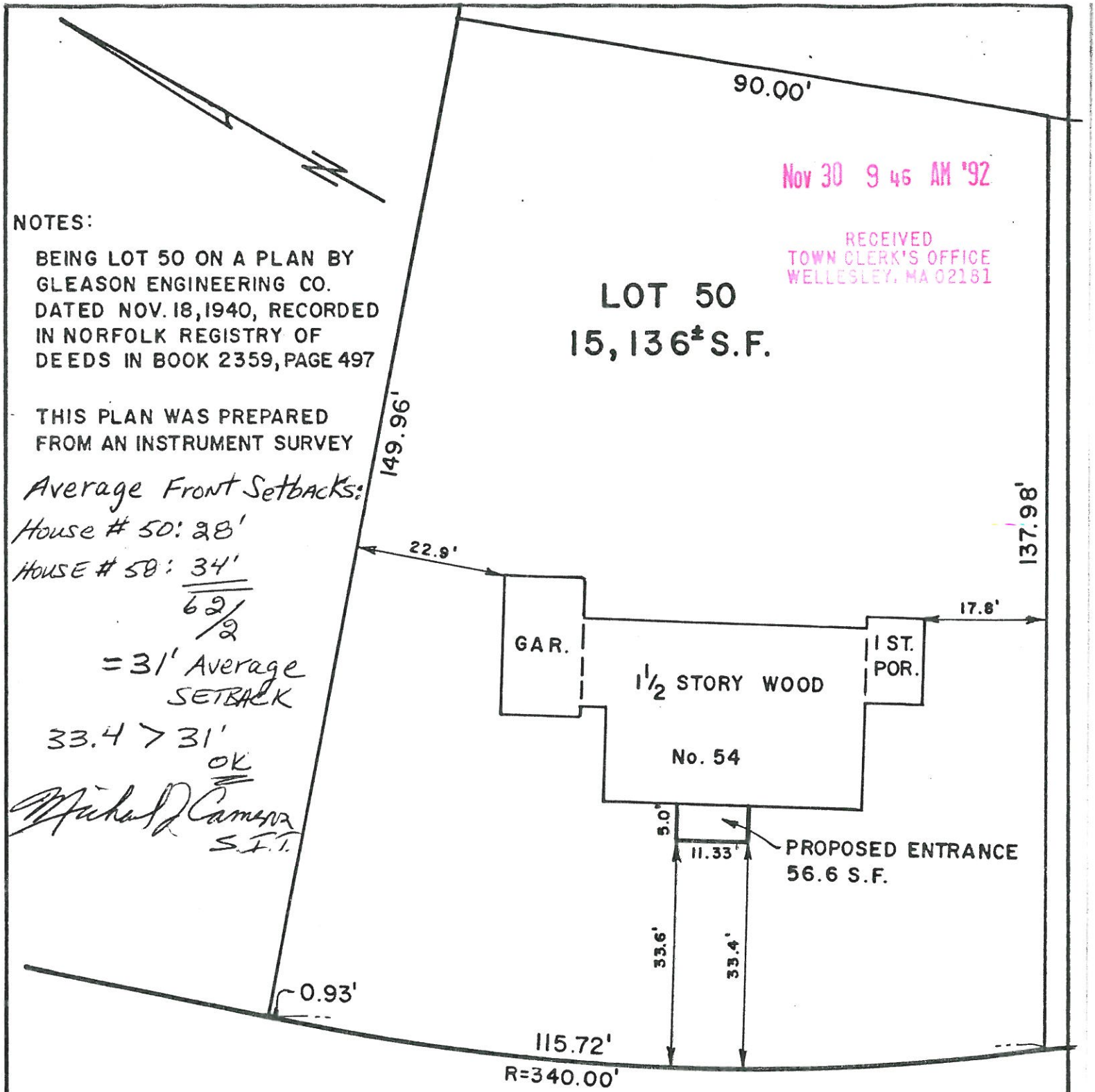
Robert R. Cunningham, Acting Chairman

Kendall P. Bates

William E. Polletta

cc: Planning Board
Inspector of Buildings

edg



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NOTES:

BEING LOT 50 ON A PLAN BY GLEASON ENGINEERING CO. DATED NOV. 18, 1940, RECORDED IN NORFOLK REGISTRY OF DEEDS IN BOOK 2359, PAGE 497

THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY

Average Front Setbacks:
House # 50: 28'
House # 58: 34'
62/2
=31' Average SETBACK
33.4 > 31'
OK
Michael J Cameron
S.I.

I HEREBY CERTIFY THAT THE BUILDING SHOWN ON THIS PLAN IS LOCATED ON THE GROUND AS SHOWN.

COMMONWEALTH OF MASSACHUSETTS
PAUL J. DeSIMONE
No. 30466
REGISTERED LAND SURVEYOR

Paul J DeSimone

PLOT PLAN
IN
WELLESLEY, MA.
OWNER: BARRY FOX
NOVEMBER 23, 1992
0 20 40
1"=20'

CAMERON BROTHERS INC.
485 PLEASANT ST.
MALDEN, MASS. 02148