



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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May 5 1 13 PM '93
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WELLESLEY, MA 02181

ZBA 93-36
Petition of Robert Borden
6 Boulder Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 22, 1993 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of ROBERT BORDEN, requesting a Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the proposed construction of a second story addition, approximately 25.9 feet by 50.6 feet, which will necessitate raising the ridge line of the roof approximately 12 feet, at his pre-existing nonconforming dwelling with less than the required rear yard setback at 6 BOULDER ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On April 5, 1993, 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 Robert Borden, who said that he wished to add a second story to the existing structure, while staying within the footprint. Although the house is 10 feet from the rear property line, the property is located in a 20,000 square foot district in which a 20 foot setback from the rear line is required. The chimney will be relocated at the site of the present bulkhead, and the center entrance will be relocated at the site of the chimney.

No other person present had any comment on the petition.

Statement of Facts

The subject nonconforming dwelling is located at 6 Boulder Road, in a Single Residence District, on a 10,500 square foot lot, with a minimum rear yard clearance of 10.1 feet.

The petitioner is requesting a Finding that the proposed construction of a second story addition approximately 25.9 feet by 50.6 feet, which will cover the existing first floor, and will have the same minimum rear yard clearance of 10.1 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming single story structure. The proposed construction will include raising the ridge line of the roof approximately 12 feet to accommodate the second story addition.

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A Plot Plan dated March 30, 1993, drawn by Robert F. Drake, Registered Professional Land Surveyor; floor plans and elevations; and photographs were submitted.

On April 13, 1993, the Planning Board reviewed the petition and was of the opinion that the submitted plans were incomplete and somewhat misleading with regards to the topography of the site and its interaction with the home.

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 addition will intensify the existing nonconformity, but will not create additional nonconformities as the proposed second story will not encroach any further on the rear lot line than the existing nonconforming one-story dwelling.

Therefore, it is the Finding of this Authority that the construction of the second story addition, including raising the ridge line of the roof, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, subject to construction in accordance with the submitted Plot Plan and construction sketches.

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

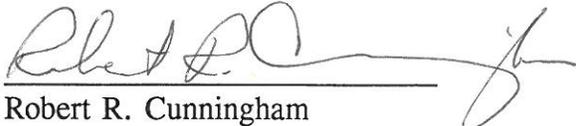
cc: Planning Board
Inspector of Buildings
edg



John A. Donovan, Jr.

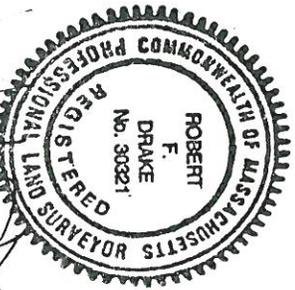


Kendall P. Bates



Robert R. Cunningham

DEED BK 4425 PG 691
 PLAN IN BK BK 1517 PG 46
 EXISTING LOT COVERAGE 14.5%



WELLESLEY, MASS.
 PLOT PLAN
 IN

SCALE 1" = 20' MARCH 30, 1993
 APPLICANT DOUGLAS W. & SUSAN H. HAWARD
 Drake Associates Inc.
 770 GROVE STREET FRAMMINGHAM MASS.

