



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

NOV 10 8 32 AM '93

JOHN A. DONOVAN, JR., Chairman
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KENDALL P. BATES

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Executive Secretary
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ZBA 93-78
Petition of Janeen S. and Steven W. Hansen
24 Sumner Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 28, 1993 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of JANEEN S. AND STEVEN W. HANSEN requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw to allow the following at their nonconforming dwelling with less than the required front setback at 24 SUMNER ROAD, in a Single Residence District:

1. Demolition of an existing covered porch and construction of a two-story addition approximately 16 feet by 35 feet with less than the required front setback
2. Construction of a one-story covered porch approximately 4 feet by 10 feet on the left side of the dwelling with less than the required front setback.

On October 4, 1993, 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 Steve and Janeen Hansen. Mr. Hansen said that they are requesting permission to build within the front setback of 30 feet. The addition will extend the existing front line of the house, which was built prior to any zoning. The addition will be about 27 feet from the front line. Mrs. Hansen said that they will maintain the existing roof line of the house.

No other person present had any comment on the petition.

Statement of Facts

The subject nonconforming dwelling, with a minimum front yard clearance of 26.6 feet, is located at 24 Sumner Road, on a 19,695 square foot lot, in a Single Residence District.

The petitioners are requesting a Special Permit/Finding to allow demolition of an existing one-story covered porch, and construction of a two-story addition approximately 16 feet by 35 feet with a minimum front yard clearance of 28.1 feet. A Special Permit/Finding is also requested to construct a one-story covered porch approximately 4 feet by 10 feet with a minimum front yard clearance of 28.6 feet.

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A Plot Plan dated September 25, 1993, drawn by Paul J. DeSimone, Registered Land Surveyor; Floor plans and Elevations dated September 24, 1993, drawn by Vincent Codispoti, Architect; and photographs were submitted.

On October 12, 1993, the Planning Board reviewed the petition and voted to recommend that the request be approved as the proposed addition will not render the pre-existing nonconforming dwelling substantially more detrimental to the neighborhood.

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.

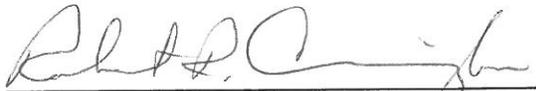
It is the opinion of this Authority that the proposed demolition of the existing porch, construction of a two-story addition and construction of a one-story enclosed porch will intensify the existing nonconformity, but will not create additional nonconformities, as the proposed construction will be less nonconforming than the existing dwelling.

This Authority unanimously finds that the proposed demolition and construction of the two-story addition and one-story porch will not be substantially more detrimental to the neighborhood than the existing nonconforming dwelling, subject to construction in accordance with the plot plan and construction sketches submitted, as the proposed construction will have a greater front yard clearance than the existing dwelling, and the neighborhood has presented no opposition to the request.

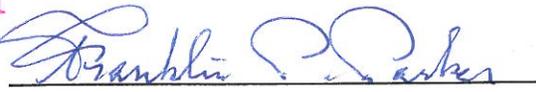
The Inspector of Buildings is hereby authorized to issue a permit for the construction upon his receipt and approval of a building application and detailed construction plans.

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

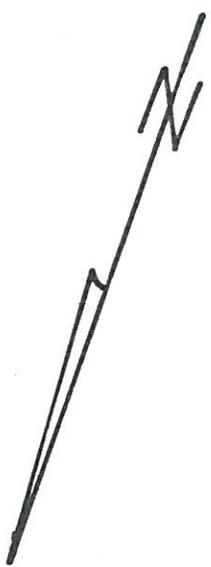

Robert R. Cunningham, Acting Chairman


Kendall P. Bates

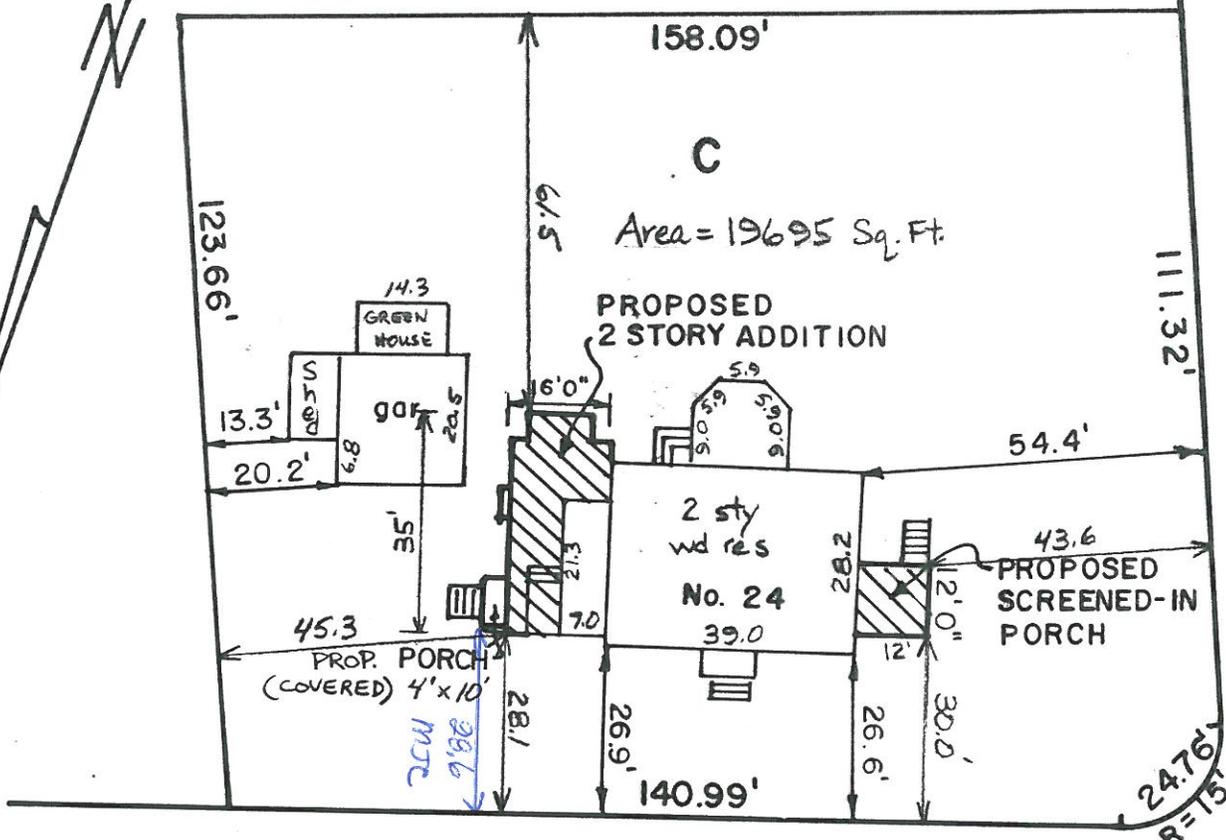

Franklin P. Parker

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WHITING ROAD



SUMNER ROAD

NOTES:

- 1. BEING LOT C ON A PLAN BY A. STEWART CASSIDY, SURVEYOR DATED JUN. 25, 1923 RECORDED IN THE LAND COURT PLAN 3274Q FILED W/CERT. 8892
- 2. THIS PLOT PLAN WAS MADE FROM AN INSTRUMENT SURVEY.
- 3. THIS PLOT PLAN IS TO ACCOMPANY AN APPLICATION FOR A VARIANCE.
- 4. OWNER: STEVEN & JANEEN HANSEN

I HEREBY CERTIFY THAT THE EXISTING BUILDINGS SHOWN ON THIS PLAN ARE LOCATED ON THE GROUND AS SHOWN THEREON



Paul J. DeSimone

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PLOT PLAN IN WELLESLEY, MA.

SEPTEMBER 25, 1993



SCALE: 1" = 30'

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