



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

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

ZBA 93-8

Petition of John C. and Lynn I. Bogle, Jr.  
37 Thackeray Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 25, 1993 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 C. AND LYNN I. BOGLE, JR. requesting a Special Permit pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the construction of a one-story addition, approximately 38.33 feet by 13.2 feet at the rear of their pre-existing nonconforming dwelling with less than the required right side yard setback, at 37 THACKERAY ROAD, in a Single Residence District, shall not intensify the existing nonconformities or create additional ones. Said addition complies with all zoning requirements.

On February 8, 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 was John Bogle, who said that they want to add a one-story addition at the rear of the house, which will be used to modernize the kitchen and add a family room. The addition will not be visible from the front of the house.

No other person present had any comment on the petition.

Statement of Facts

The nonconforming dwelling is located at 37 Thackeray Road, in a Single Residence District, on a 13,524 square foot lot, and has a minimum right side yard clearance of 14.33 feet.

The petitioners are requesting a Special Permit to construct a one-story addition approximately 38.33 feet by 13.2 feet at the rear of the nonconforming dwelling. Said addition will have a conforming right side yard setback of 21.42 feet; a conforming rear yard setback of 83.96 feet and a conforming left side yard setback of 47.38 feet.

A Plot Plan dated January 26, 1993, drawn by Verne T. Porter, Registered Land Surveyor; floor plan and elevation sketches; and photographs were submitted.

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On February 17, 1993, the Planning Board reviewed the petition and voted to offer no objection to the granting of 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.

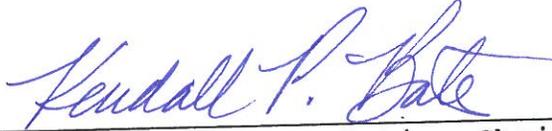
It is the opinion of this Authority that as the proposed one-story addition complies with all zoning requirements, the proposed addition will not intensify the existing nonconformity or result in additional ones.

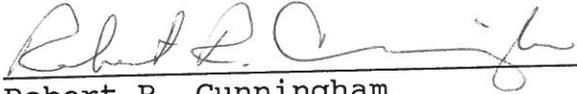
Therefore, a Special Permit is hereby granted for the proposed one-story addition subject to construction in accordance with the Plot Plan and construction sketches submitted as noted in the foregoing Statement of Facts.

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.

cc: Planning Board  
Inspector of Buildings  
edg

  
Kendall P. Bates, Acting Chairman

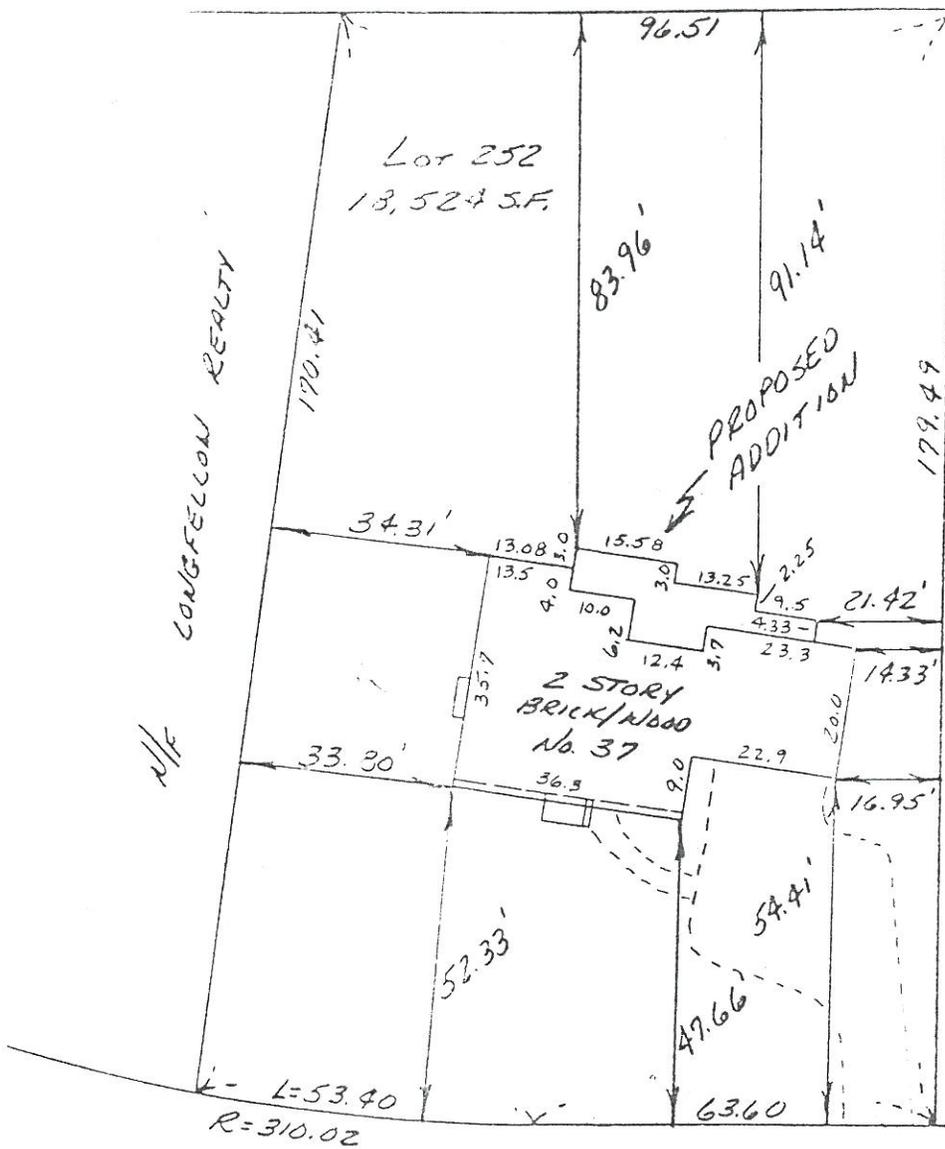
  
Robert R. Cunningham

  
William E. Polletta

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N/K LONGFELLOW REALTY

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WELLESLEY, MA 02158  
253  
FEB 8 10 33 AM '93  
STRUCTURE =  
1920 S.F. OR 10.36%

THACKERAY ROAD

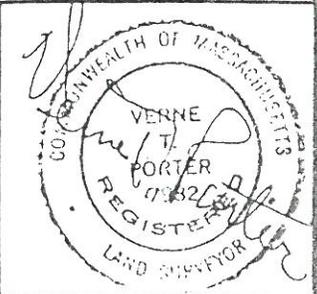
### PLOT PLAN

SCALE: 1 IN. = 30 FT. DATE: 1-26-93 PLAN REFERENCE: BEING LOT 252 ON A PLAN BY  
 E. H. BROOKS C.E. DATED OCT. 22, 1936 RECORDED IN NORFOLK  
 REGISTRY OF DEEDS DEDHAM BOOK - , PAGE - , L.C.P. 7129 M

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

I CERTIFY THAT THIS LOCUS DOES NOT LIE  
 WITHIN THE FLOOD HAZARD ZONE AS  
 DELINIATED ON MAP 0010 B  
 COMMUNITY 250255-0010B

37 THACKERAY RD.  
 VERNE T. PORTER PE, RLS  
 292 LANGLEY RD.  
 NEWTON CENTER, MA 02159



THIS PLAN MADE FROM AN  
 INSTRUMENT SURVEY.

VTP ASSOCIATES 965-4870  
 NEWTON, MA 02159 332-8271