



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

MAY 4 10 21 AM '94
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ZBA 94-25
Petition of Peter and Suzanne Lincoln
32 Pickerel Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 21, 1994 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 PETER AND SUZANNE LINCOLN requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the following additions to their nonconforming dwelling at 32 PICKEREL ROAD and PICKEREL TERRACE, with less than the required front setbacks from both PICKEREL ROAD and PICKEREL TERRACE, in a Single Residence District, will not be substantially more detrimental to the neighborhood than the existing nonconforming dwelling:

1. Demolition of existing deck and construction of a new foundation approximately 29.5 feet by 11.1 feet across the rear of the dwelling, which will have less than the required front setback from Pickerel Terrace.
2. Raising the ridge line of the roof approximately 22.5 feet to accommodate construction of a two-story addition, approximately 39.1 feet by 27.5 feet, which will have less than the required front setbacks from both Pickerel Road and Pickerel Terrace. Said addition will have a four foot deck across a portion of the second floor at the rear of the addition.
3. Continuation of a raised four foot wooden walkway wrapping around the left rear corner of the addition to connect with the existing stair.

On April 4, 1994, 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 Peter Lincoln. who said they are a family of five in need of additional space. He would like to level off the rear of the house, and then add a two-story addition. His house is set lower than the others in the neighborhood, so that the height of the finished structure will not exceed others in the area. The size of the house will also be in keeping with the other neighborhood homes. Mr. Lincoln noted that his house is probably set back the farthest from the road of any house on the street.

Paul Russell, 10 Pickerel Road, expressed concern about the height of the house and about the size of the house in relation to the lot.

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Statement of Facts

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The subject dwelling is located at 32 Pickerel Road at the corner of Pickerel Terrace, on a 5,347 square foot lot, and has a minimum front yard clearance of 25.03 feet from Pickerel Road, a minimum front yard clearance of 22.03 feet from Pickerel Terrace, and abuts Morses Pond at the rear.

The petitioners are requesting a Special Permit/Finding to allow demolition of an existing deck approximately 10.1 feet by 11.1 feet, and construction of a full foundation approximately 11.1 feet by 29.5 feet which would extend 11.1 feet from the existing foundation on the left side of the dwelling, 29.5 feet across the rear, and extend 11.1 feet to connect to the right side foundation which fronts on Pickerel Terrace. The minimum front setback of the new foundation from Pickerel Terrace would be 22.03 feet.

As part of the Special Permit/Finding request, the petitioners propose to construct a two-story addition approximately 39.1 feet by 27.5 feet, which would require raising the ridge line of the existing roof approximately 22.5 feet. The addition would contain a four foot deck across a portion of the second floor at the rear of the addition. The two-story addition would have a minimum front yard clearance of 22.03 from Pickerel Terrace and a minimum front yard clearance of 25.03 feet from Pickerel Road.

The petitioners are also requesting to continue the raised 4 foot wooden walkway which would wrap around the left rear corner of the addition to connect with the existing stair.

A Plot Plan dated February 5, 1994, drawn by Alexander Crucioli, Registered Land Surveyor; Floor Plans and Elevations dated January 10, 1992, drawn by Sam Davis; Rear Elevations drawn by Suzanne Lincoln; Structural drawings and information (938-35) dated August 10, 1993, furnished by Gino N. Cosimini P.E.; and photographs were submitted.

On March 23, 1993, the Wetlands Protection Committee reviewed the project, and voted to issue a Negative Determination of Applicability with Conditions.

The Planning Board reviewed the request and voted to offer no objections.

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.

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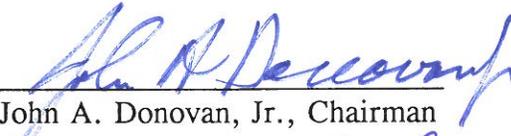
It is the finding of this Authority that the proposed construction of a foundation, two-story addition with deck and walkway, as described in the foregoing Statement of Facts, does not intensify the existing nonconformity nor result in any additional nonconformity.

Therefore, a Special Permit is granted for construction of the foundation, two-story addition with deck, and walkway, subject to construction in accordance with the plot plan and construction drawings as submitted, and in accordance with all conditions listed in the Negative Determination of Applicability issued by the Wetlands Protection Committee on March 23, 1993, which shall be incorporated into this decision.

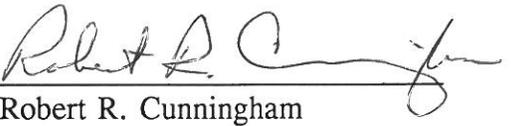
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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
Wetlands Protection Committee
Inspector of Buildings
edg


John A. Donovan, Jr., Chairman


Kendall P. Bates


Robert R. Cunningham

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PLAN OF LAND
 IN
 WELLESLEY — MASS
 Scale: 1" = 40' FEB 5, 1994.

SURVEYOR Alex. Crucoli
 ACRES-ENGINEERS SURVEYORS INC.
 57 WINTHROP ROAD
 CHELSEA, MASS.

APR 4 10 54 AM '94



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Alexander Crucoli
 2/5/94

