



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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ZBA 94-27

Petition of Edward O. and Mary Louise T. Coates  
2 Elm Street

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 EDWARD O. AND MARY LOUISE T. COATES requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the proposed addition of a roof approximately 22.15 feet by 5.36 feet to provide cover over an existing stair at their nonconforming dwelling, with less than the required right side setback, at 2 ELM STREET, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming dwelling. Said roof will have less than the required right side yard setback.

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 were Edward and Mary Louise Coates. Mr. Coates said that they would like to put a roof on the side of the house facing the driveway. The roof will square off the nonconforming side of the house, but will not change the footprint. The purpose of the roof is to provide cover for the back door stairs.

No other person present had any comment on the petition.

#### Statement of Facts

The subject two-family dwelling is located at 2 Elm Street, in a Single Residence District, on an 11,531 square foot lot, with a minimum right side yard clearance of 16.67 feet.

The petitioners are requesting a Special Permit/Finding to construct a roof overhang approximately 22.15 feet by 5.36 feet along the right side of the dwelling, which would have a minimum right side yard clearance of 15.30 feet from the front right corner of the fascia of the overhang.

A Plot Plan dated March 28, 1994, drawn by Michael C. Flynn, Professional Land Surveyor; construction drawings and elevations; and photographs were submitted.

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The Planning Board reviewed the petition and was of the opinion that the proposed modification would not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Letters in support of the petition were received from Molly Clark, M.D. and Bill Simmons, 6 Elm Street; and Pierre Quirin, 5 Elm Street.

Decision

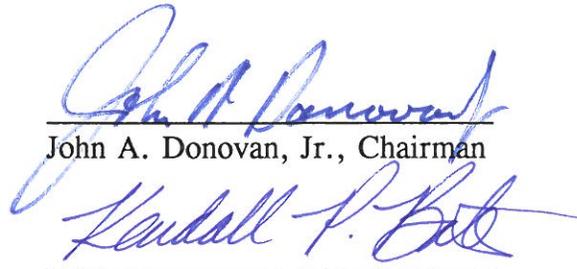
This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject dwelling does not conform to the current Zoning Bylaw as noted in the foregoing Statement of Facts.

It is the finding of this Authority that although the proposed roof overhang will encroach an additional 1.37 feet on the right side lot line, which will create an additional nonconformance, it will not be substantially more detrimental to the neighborhood than the existing nonconforming structure as there will be no change in the footprint of the dwelling, and therefore can be allowed subject to construction in conformance with the plot plan and construction drawings as submitted.

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.

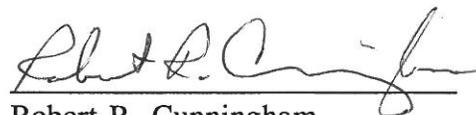
APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN  
THE OFFICE OF THE TOWN CLERK.

cc: Planning Board  
Inspector of Buildings  
edg



John A. Donovan, Jr., Chairman

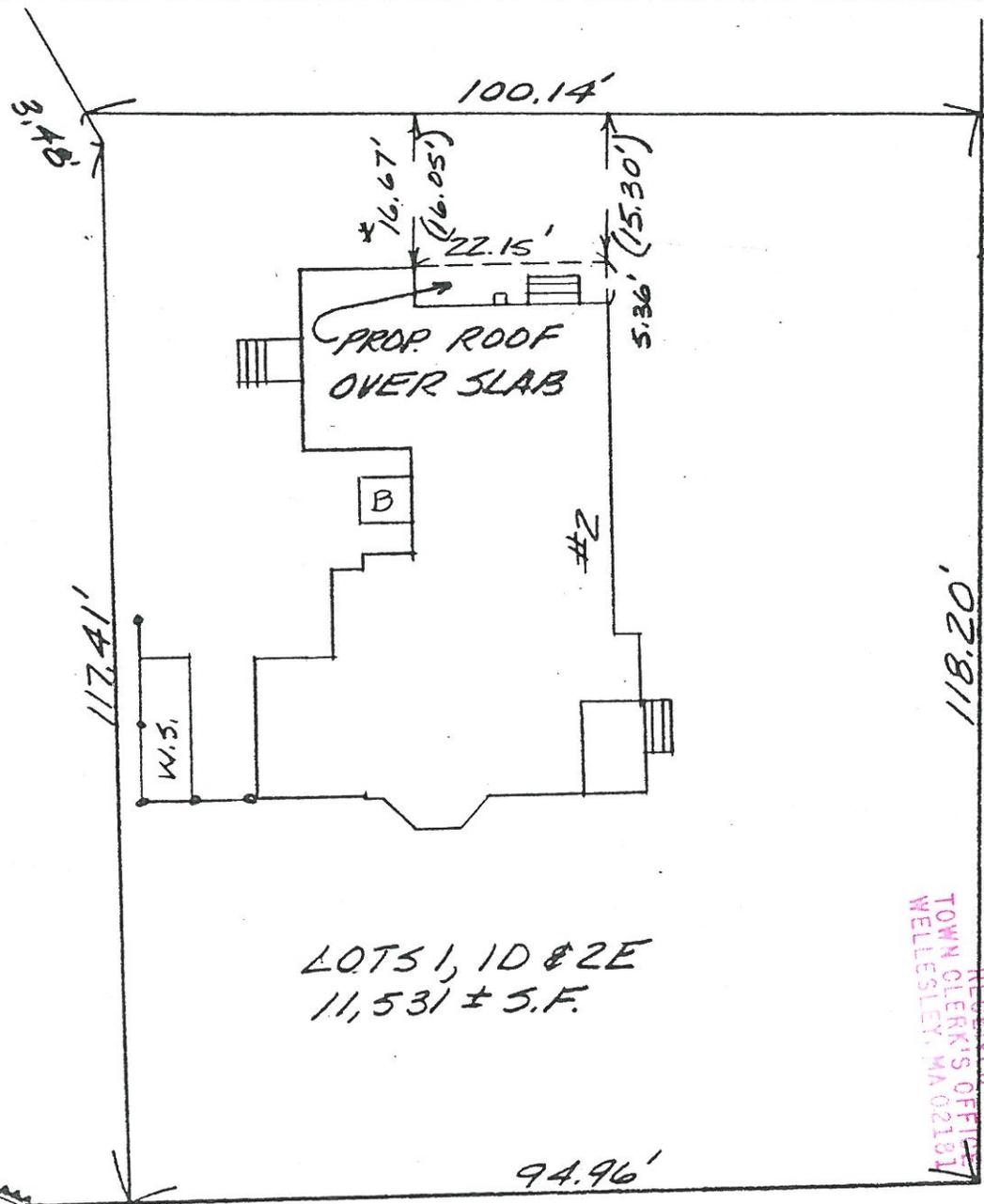
Kendall P. Bates



Robert R. Cunningham

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\*16.67' OFFSET TO EXIST. BLDG.  
 (16.05') OFFSET TO FASCIA OF  
 (15.30') PROP. ROOF OVERHANG



PL. NO. 665 OF 1986

W 73  
 15 ST.

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LOTS 1, 1D & 2E  
 11,531 ± S.F.

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WASHINGTON ST.

Michael C. Flynn

PLAN OF LAND  
 SHOWING  
 PROPOSED ROOF OVER  
 CONCRETE SLAB  
 AT  
 2 ELM ST.  
 WELLESLEY, MA

FLYNN ENGINEERING  
 6 PLEASANT ST. MALDEN, MA  
 (617)  
 SCALE: 1"=20' MAR. 28, 1994