



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman
ROBERT R. CUNNINGHAM
KENDALL P. BATES

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Executive Secretary
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WILLIAM E. POLLETTA
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ZBA 94-2

Petition of John W. Hussey and Kimberly A. Fletcher
37 Pine Ridge Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 13, 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 JOHN W. HUSSEY AND KIMBERLY A. FLETCHER requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the change of use and interior remodeling of their nonconforming garage, with less than the required right side yard, attached to their nonconforming dwelling with less than the required front setback from MONTVALE ROAD and less than the required right side yard, at 37 PINE RIDGE ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure and use. Said alteration will change the use of the garage to a bedroom and bath, and will be made in conjunction with construction of a conforming addition.

On December 27, 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 John Hussey and Kimberly Fletcher, who were accompanied by their son, John Hussey, III. Mr. Hussey said that they have an existing one-car garage attached to their house. They are planning to construct an addition at the rear of their house, which will bring the back of the new addition flush to the back of the garage. In conjunction with the addition, they would like to change the garage space into a bedroom with a bath. The garage has never been used for car storage.

No other person present had any comment on the petition.

Statement of Facts

The nonconforming dwelling is located at 37 Pine Ridge Road and Montvale Road, in a Single Residence District, on an 11,207 square foot lot, and has a minimum front setback of 28.3 feet from Montvale Road and a minimum right side yard clearance of 10.2 feet from the nonconforming attached garage, which is approximately 20.4 feet by 10.5 feet.

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The petitioners are requesting a Finding that the change of use of their nonconforming garage from storage to living space with interior remodeling of the garage space to a bedroom and bath, will not be substantially more detrimental to the neighborhood than the existing nonconforming structure and use. This alteration will be done in conjunction with construction of a conforming two-story addition.

A Plot Plan dated November 19, 1993, drawn by Paul Sawtelle, Registered Land Surveyor; Floor Plans and elevations dated 10/26/93; and photographs were submitted.

Decision

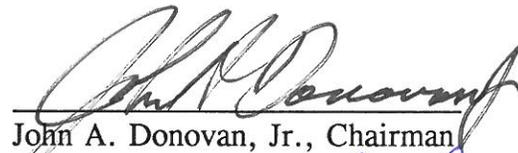
This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject attached garage in its location on the lot does not conform with the current Zoning Bylaw as noted in the foregoing Statement of Facts.

This Authority finds that the proposed change of use of the nonconforming garage with less than the right side clearance from storage to living space consisting of a bedroom and bath will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

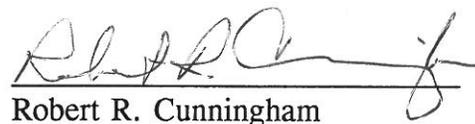
The Inspector of Buildings is hereby authorized to issue a permit for the interior remodeling necessary to effect this change upon his receipt and approval of a building application and detailed construction plans.

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


John A. Donovan, Jr., Chairman


Kendall P. Bates


Robert R. Cunningham

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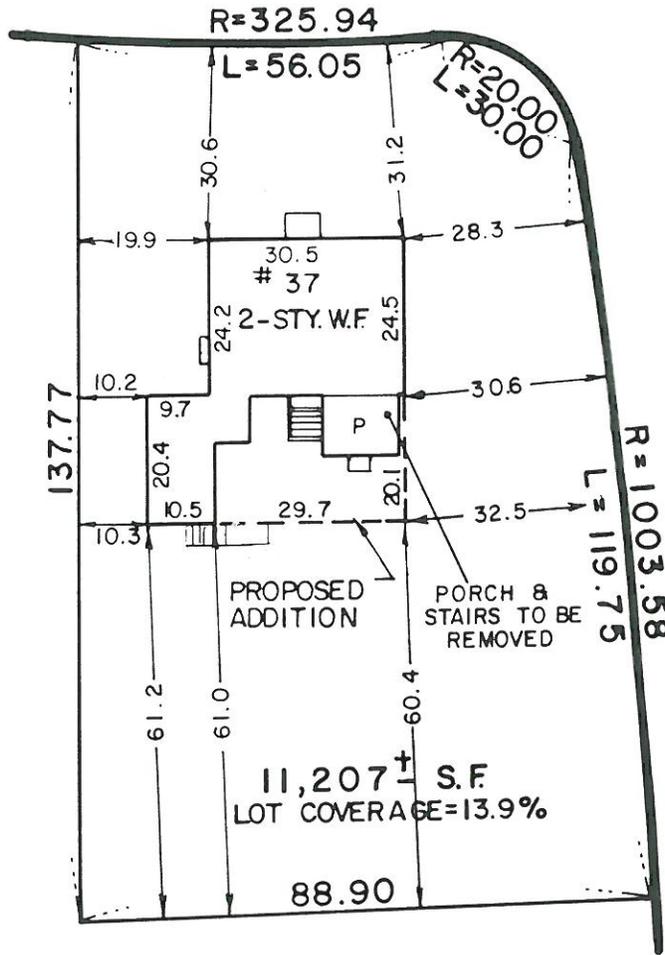
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PINERIDGE ROAD

MONTVALE ROAD

N/F DAVID S. & ELIZABETH U. TAYLOR

N/F ROBERT C. & DIANE SAUAGE



NOTE
INTERIOR OF GARAGE
TO BE CHANGED

ASSESSORS REF. :
MAP, 042 - PARCEL, 015

BUILDING ZONE :
SINGLE RES. 10,000 S.F.

RECORD OWNERS :
JOHN W. HUSSEY, JR. &
KIMBERLY A. FLETCHER

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PLAN OF LAND
IN

WELLESLEY, MASS.

SCALE : 1" = 30'
MASS BAY SURVEY, INC.

NOV. 19, 1993
NEWTON, MASS.