



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

JUL 1 11 49 AM '94
TOWN RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

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

ZBA 94-41

Petition of Donald J. Thieme and Elizabeth C. Donovan
20 Woodlawn Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 30, 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 DONALD J. THIEME AND ELIZABETH C. DONOVAN requesting a Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the proposed change in use of their nonconforming attached garage, with less than the required left side yard setback at 20 WOODLAND ROAD, in a Single Residence District, would not be substantially more detrimental to the neighborhood than the existing use of the nonconforming structure. The use of the 9.7 foot by 20.5 foot garage would change from automobile storage to an entry/storage area incorporated into the interior living space of the dwelling.

On June 13, 1994, the petitioners filed a request for 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 Donald Thieme, who was accompanied by his builder, Matthew Monaghan. Mr. Thieme said that the existing garage is too small for a standard car, and they would like to convert it into a mudroom. Living space currently exists above the garage.

No other person present had any comment on the petition.

Statement of Facts

The subject nonconforming property is located on a 12,000 square foot lot at 20 Woodland Road, in a Single Residence District. The dwelling has a minimum front setback of 29.5 feet and a minimum left side setback of 9.7 feet.

The petitioners are requesting a Finding that the change of use of the nonconforming two-story attached garage approximately 9.7 feet by 20.5 feet, which has a minimum left side setback of 9.7 feet, from automobile storage to an entry/mudroom, will not be substantially more detrimental to the neighborhood than the existing use of the nonconforming structure.

A Plot Plan dated December 12, 1985, drawn by Francis N. Gaboriault, Registered Professional Land Surveyor; Floor Plans and Elevations; and photographs were submitted.

ZBA 94-41
Petition of Donald J. Thieme and Elizabeth C. Donovan
20 Woodlawn Road

On June 21, 1994, the Planning Board reviewed the petition and voted to offer no comment.

Decision

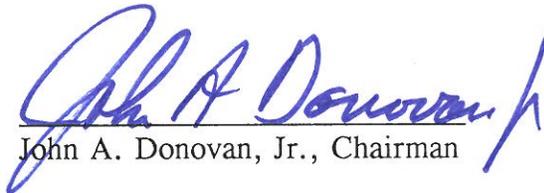
This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject dwelling does not conform to the current Zoning Bylaw as noted in the foregoing Statement of Facts.

It is the Finding of this Authority that the change of use of the subject nonconforming garage from automobile storage to an entry/mudroom would not be substantially detrimental to the neighborhood subject to construction in accordance with the plot plan and construction sketches as submitted.

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
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK.

cc: Planning Board
Inspector of Buildings
edg

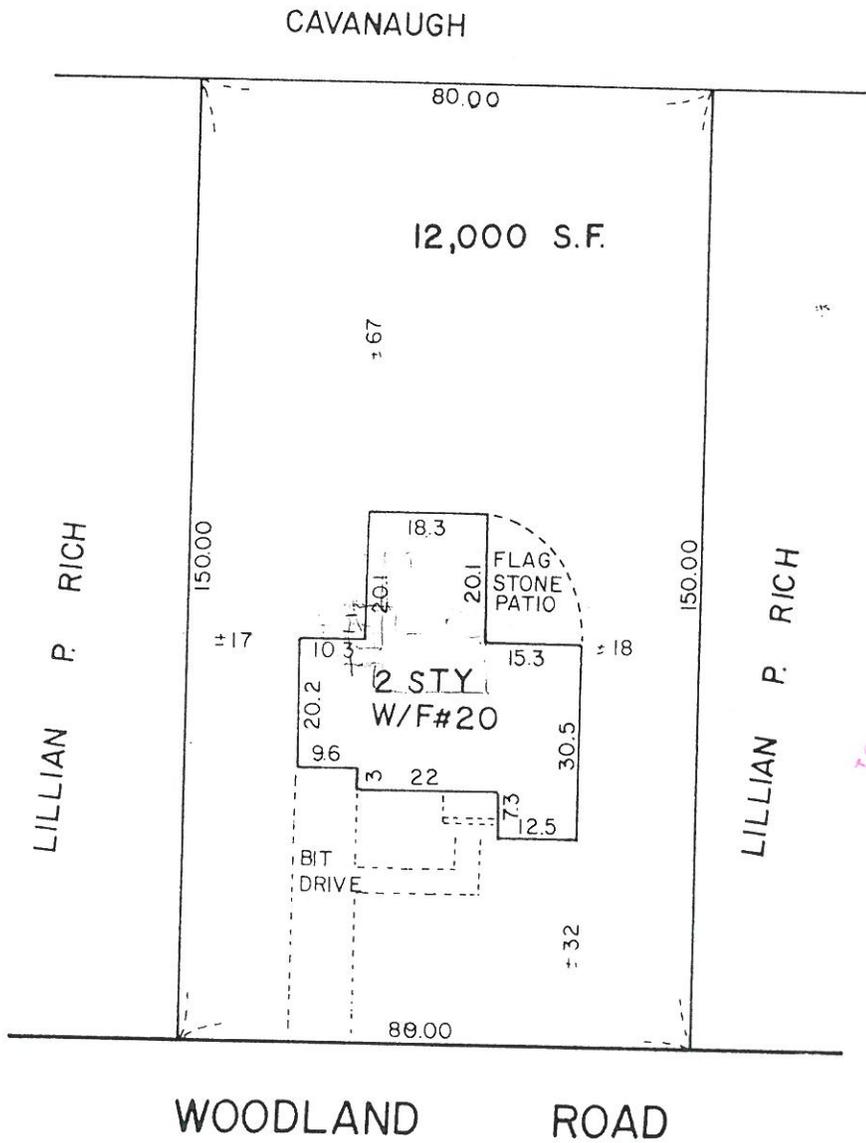

John A. Donovan, Jr., Chairman


Franklin P. Parker


William E. Polletta

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

JUL 12 11 49 AM '94



RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181
JUN 13 8 18 AM '86

MORTGAGE PLOT PLAN

SCALE: 1 IN. = 30 FT. DATE: June 8, 86 PLAN REFERENCE: BEING LOT _____ ON A PLAN BY
R. J. Farnham DATED sep. 1923 RECORDED IN NORFOLK
 REGISTRY OF DEEDS _____ BOOK 1571, PAGE 412

I HEREBY CERTIFY THAT THE BUILDING SHOWN ON THIS PLAN IS LOCATED ON THE GROUND AS SHOWN, AND CONFORMS TO THE ZONING LAWS OF THE TOWN OF **WELLESLEY**

I CERTIFY THAT THIS LOCUS DOES NOT LIE WITHIN THE FLOOD HAZARD ZONE AS DELINIATED ON MAP H-01 COMMUNITY 250255A

George N. Giunta
 GEORGE N. GIUNTA
 76 NEHOIDEN ST. NEEDHAM



THIS PLAN NOT MADE FROM AN INSTRUMENT SURVEY, NOT TO BE USED FOR FENCES, ETC. FOR USE OF BANK ONLY.