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WELLESLEY, MA 02181**ZONING BOARD OF APPEALS**

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02181-5992

APR 16 P 12: 14

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ZBA 98-18

Petition of Gary J. and Laura S. Cabo
532 Worcester Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 2, 1998 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of GARY J. AND LAURA S. CABO requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the construction of a one-story 16.5 foot by 22.5 foot addition with less than the required right side yard setback, at their nonconforming dwelling, with less than the required right side yard setback, at 532 WORCESTER STREET, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On March 9, 1998, 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 were Laura and Gary Cabo. Mrs Cabo said that they would like to add a family room and a full bath. They have one bathroom, a new baby and need additional space. The existing house is 9 feet from the right side line. The addition will be less nonconforming as it will be set back 10 feet. If the addition was built on the left side, it would conform, but would block access to the garage. The grade steps down a complete story from the front to the back of the house. They do not want to move closer to Route 9, so, in their opinion, this is the best location for the addition.

The Board commented that the Planning Board had recommended approval. Furthermore, the site is very difficult as it has a steep drop on the west side.

No other person present had any comment on the petition.

Statement of Facts

The subject dwelling is located at 532 Worcester Street, in a Single Residence District, on a 10,735 square foot lot, and has a minimum right side yard clearance of 9 feet.

The petitioners are requesting a Special Permit/Finding that the construction of a 16.5 foot by 22.5 foot one-story addition, with a minimum right side yard clearance of 9.6 feet from the front corner and 10 feet from the rear corner, shall not be substantially more detrimental

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to the neighborhood than the existing nonconforming structure.

A Plot Plan dated January 22, 1998, drawn by Robert F. Drake, Registered Professional Land Surveyor; Floor Plans and Elevations dated 1/30/98, drawn by Gary and Laura Cabo, Architects; and photographs were submitted.

On March 24, 1998, the Planning Board reviewed the petition and had no objection to the granting of the request.

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.

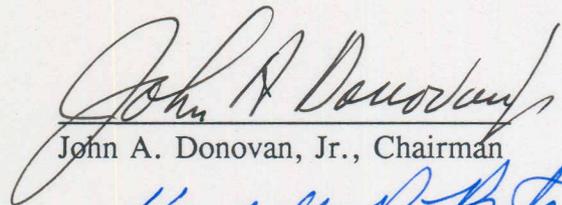
This Authority finds that the proposed construction of the one-story 16.5 foot by 22.5 foot addition will not be substantially more detrimental to the neighborhood because it will not intensify the existing nonconformance, nor will it create any new nonconformance.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the one-story addition, subject to construction in conformance with the submitted Plot Plan and construction drawings.

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
Inspector of Buildings
edg



John A. Donovan, Jr., Chairman



Kendall P. Bates



William E. Polletta

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LIFTON ROAD

86.43'

LOT 8

A = 10,735 sf

40.8'

10.0'

16.5'

4.8'

7.5'

1.5'

1.5'

Prop. Addition

22.5'

23.3'

Deck

4.2'

46.0'

9.6'

Driveway

168.80'

19.0'

No. 532

164.75'

6.3'

21.8'

9.0'

30.3'

30.3'

30.3'

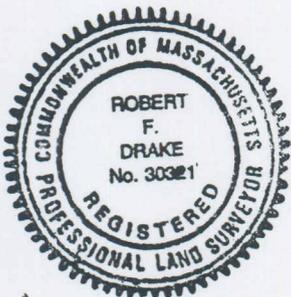
71.2'

49.90'

WORCESTER STREET



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1998 MAR -9 A 10: 03



PROP. LOT COVERAGE 13.5 %

CERTIFIED PLOT PLAN
IN
WELLESLEY, MASS.
SCALE 1" = 20' JAN. 22, 1998
Drake Associates Inc.