

TOWN OF WELLESLEY



MASSACHUSETTS

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02181

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

1999 JUN 16 A 9 54

KENDALL P. BATES, CHAIRMAN  
WILLIAM E. POLLETTA, VICE CHAIRMAN  
RICHARD L. SEEDEL

ELLEN D. GORDON  
EXECUTIVE SECRETARY  
TELEPHONE  
(781) 431-1019 EXT. 208

ROBERT A. BASTILLE  
CYNTHIA S. HIBBARD  
ROBERT W. LEVY

ZBA 99-40

Petition of John C. Martin and C. Ginger Desmond  
7 Hill Top Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 27, 1999 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 C. MARTIN AND C. GINGER DESMOND requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the raising of the ridge line of the roof above the entire first floor 5 feet 3 inches to accommodate a second story addition 27.4 feet by 42.4 feet, with less than the required front, right and left side yard setbacks, at their nonconforming dwelling with less than the required front, right and left side yard setbacks, at 7 HILL TOP ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On May 10, 1999, 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 Chris (John) Martin, who said that they would like to add a full second story to their existing 1 1/2 story bungalow. The second story would include three bedrooms, two baths and a study. The house presently has two small bedrooms on the first floor, which do not provide sufficient space.

The Board noted that the Planning Board had no objection to granting the request; and that there will be no change in the footprint. The Board commended Mr. Martin on the design of the dwelling.

Francis Kane, 9 Hill Top Road, expressed support for the petition.

Statement of Facts

The subject property is located at 7 Hill Top Road, in a Single Residence District, on a 6,092 square foot lot and has a minimum front setback of 18.5 feet; a minimum right side yard setback of 16.2 feet; and a minimum left side yard clearance of 16.4 feet.

The petitioners are requesting a Special Permit/Finding that the raising of the ridge line above the entire first floor 5 feet 3 inches to accommodate a full second story addition 42.4 feet by 27.4 feet which would have the same minimum front, left and right side yard clearances as stated above, would not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

ZBA 99-40  
Petition of John C. Martin and C. Ginger Desmond  
7 Hill Top Road

A Plot Plan dated May 4, 1999, drawn by Robert E. Bissonnette, Registered Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations; and photographs were submitted.

On May 25, 1999, the Planning Board reviewed the petition and had no objection to granting 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.

It is the finding of this Authority that the raising of the ridge line of the entire first floor roof 5 feet 3 inches to accommodate a second story addition of the same dimensions will not be substantially more detrimental to the neighborhood than the existing nonconforming dwelling as it will neither intensify the existing nonconformance nor create new nonconformity, as there will be no change in the footprint.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the proposed addition subject to construction in accordance 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

*Kendall P. Bates*

Kendall P. Bates, Chairman

*William E. Polletta*

William E. Polletta

*Robert A. Bastille*

Robert A. Bastille

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02181  
1999 JUN 16 A 9:55



*Robert E. Bissonnette*  
 PROFESSIONAL LAND SURVEYOR DATE

PLAN OF LAND  
 IN

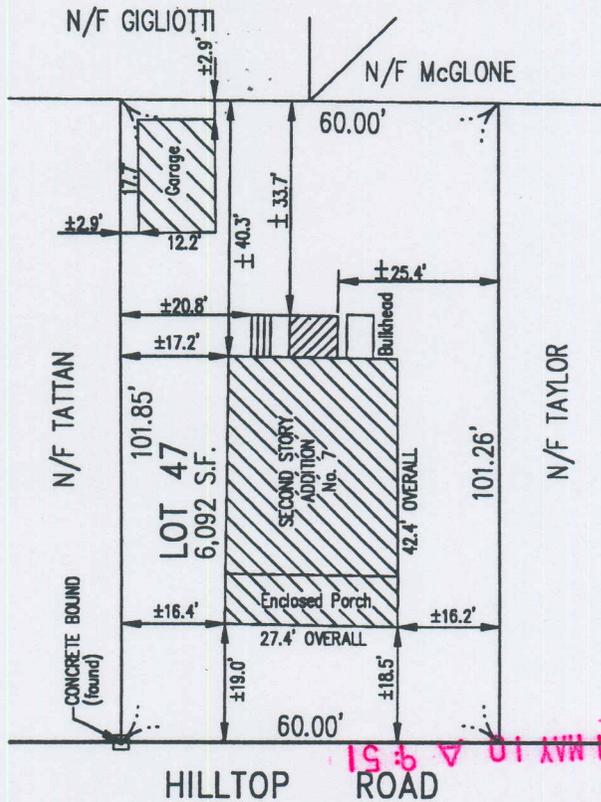
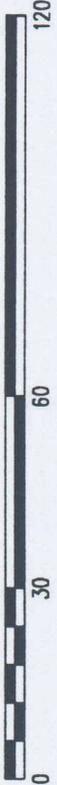
WELLESLEY  
 MASSACHUSETTS

SCALE: 1" = 30' MAY 4, 1999  
 PREPARED FOR: J. CHRISTOPHER MARTIN  
 7 HILLTOP ROAD  
 WELLESLEY, MA

JOB NUMBER: 75804 ACAD FILE: 75804BP.dwg



DES LAURIERS  
 & ASSOCIATES, INC.  
 153 US ROUTE 1  
 SCARBOROUGH, ME 04074  
 (207) 883-1000  
 40 KENWOOD CIRCLE  
 FRANKLIN, MA 02038  
 (508) 520-0502



RECEIVED  
 TOWN CLERK'S OFFICE  
 WELLESLEY, MA 02181  
 1999 MAY 10 A 9:51

NOTE:  
 LOT COVERAGE = 25%