

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

1999 AUG 10 A 8:50

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ZBA 99-50

Petition of Nathaniel and Gina Saltonstall
4 Woodlawn Oval

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 29, 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 NATHANIEL AND GINA SALTONSTALL requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the demolition of an existing porch and construction of a one-story 31.6 foot by 14 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 4 WOODLAWN OVAL, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On July 12, 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 Nathaniel Saltonstall, who said that they recently purchased the home, and would like to add to it due to an expanding family, both elder and younger. Their primary needs are a larger kitchen and family room space. They are constricted by an oddly sited house on an oddly shaped lot. The existing house has a minimum right side yard setback of 9 feet. They are requesting a 14 foot right side yard setback for the corner of the proposed addition. In order to maintain the 20 foot setback, the entire kitchen would have to be relocated in order to be enlarged.

The Board complemented the petitioner on the design and maintenance of open space.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 4 Woodlawn Oval, in a Single Residence District, on a 9,132 square foot lot, and has a minimum right side yard clearance of 14.4 feet.

The petitioners are requesting a Special Permit/Finding that the demolition of an existing porch and construction of a one-story 31.6 foot by 14 addition, with a minimum right side yard clearance of 14.4 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated June 1, 1999, drawn by Paul J. Sawtelle, Registered Land Surveyor; Floor Plans and Elevations dated June 1, 1999; and photographs were submitted.

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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 aforesaid Statement of Facts.

It is the finding of this Authority that the construction of the one-story 31.6 foot by 14 foot addition shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure as the addition shall neither intensify the existing nonconformance, nor will it create new nonconformity as the addition will encroach 5 feet less than the existing dwelling on the right side lot line.

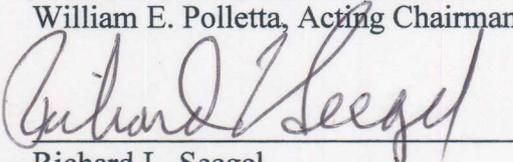
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the proposed addition, subject to construction in accordance with the submitted plot plan and construction drawings.

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

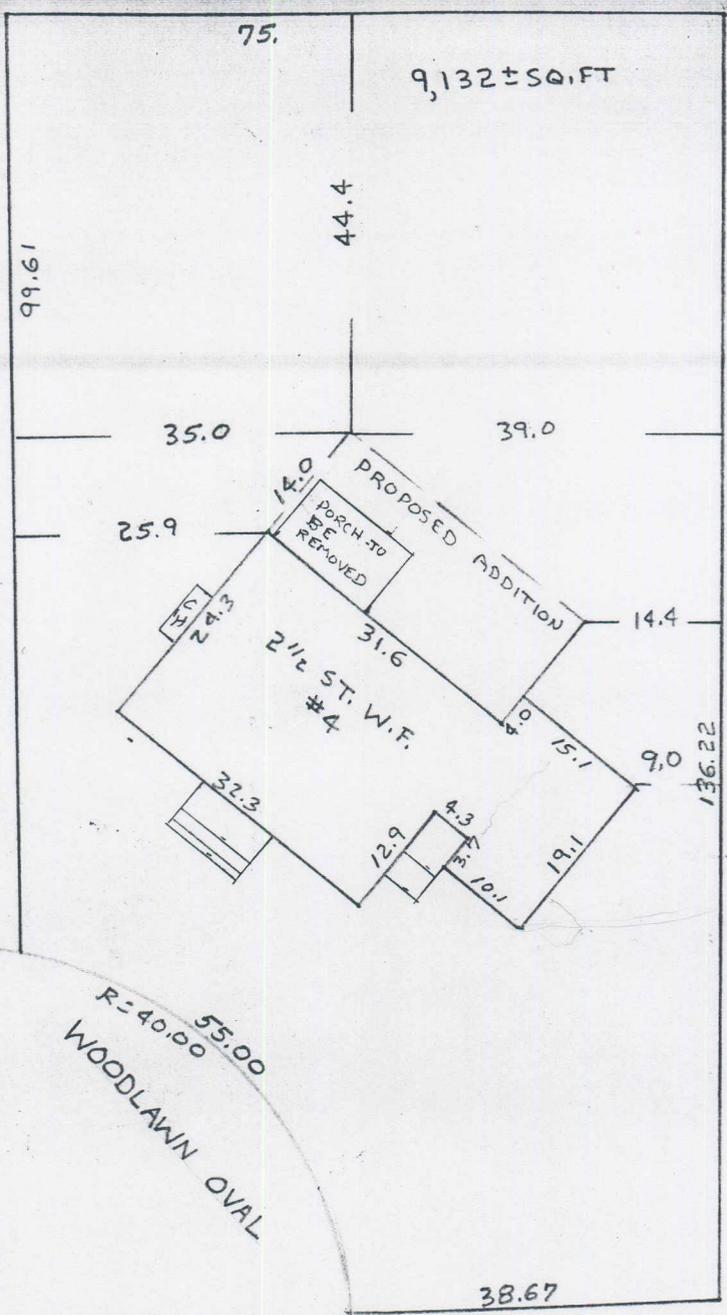

William E. Polletta, Acting Chairman


Richard L. Seegel


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EXISTING LOT COVERAGE = 13.68
PROPOSED LOT COVERAGE = 17.42



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PLAN OF LAND
IN
WELLESLEY, MASS.

SCALE: 1" = 20' JUNE 1, 1999

MASS BAY SURVEY INC.
NEWTON, MASS.



Paul Sawtelle