



ZONING BOARD OF APPEALS

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

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ZBA 2017-38

Petition of Amy & Rich McCarron
2 Lawrence Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 4, 2017, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Richard & Amy McCarron requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that construction of a two-story addition that will meet all setback requirements on an existing nonconforming structure with less than required front yard and right side yard setbacks, on a 5,953 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District, at 2 Lawrence Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On April 3, 2017, the Petitioner 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 William Farnsworth, Custom Contracting, Inc., Amy and Rich McCarron, the Petitioner.

Mr. Farnsworth said that it is a nonconforming lot and the right rear of the house is nonconforming. He said that they will not increase the nonconformity.

The Board said that in addition to the right rear setback of 16.9 feet, the other nonconformity is the front yard setback of 27.6 feet. The Board said that the lot size is 5,953 square feet where the minimum conforming lot size is 10,000 square feet.

The Board asked where the runoff will go from the addition. The Board said that the Petitioner might want to consider putting a drywell in so that water does not runoff onto any of the neighbors' land. The Board said that they will be adding a lot of impervious surface and it is a small lot.

There was no one present at the public hearing who wished to speak to the petition.

Statement of Facts

The subject property is located at 2 Lawrence Road, on a 5,953 square foot lot in a Single Residence District where the minimum lot size is 10,000 square feet, in a Water Supply Protection District, with a minimum front yard setback of 27.6 feet and a minimum right side yard setback of 16.9 feet.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that construction of a two-story addition that will meet all setback requirements on an existing nonconforming structure with less than required front yard and right side yard setbacks, on a 5,953 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 1/11/17, stamped by Frank Iebba, Professional Land Surveyor, Existing & Proposed Floor Plans, dated 2/12/17, and Elevation Drawings, dated 2/20/17, prepared by AFAB Enterprises, and photographs were submitted.

On May 2, 2017, the Planning Board reviewed the petition and recommended that the special permit be granted.

Decision

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

It is the opinion of this Authority that construction of a two-story addition that will meet all setback requirements on an existing nonconforming structure with less than required front yard and right side yard setbacks, on a 5,953 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, as it shall neither increase an existing nonconformity nor create a new nonconformity.

Therefore, a special permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of a two-story addition that will meet all setback requirements on an existing nonconforming structure with less than required front yard and right side yard setbacks, on a 5,953 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District, in accordance with the submitted plot plan and construction drawings.

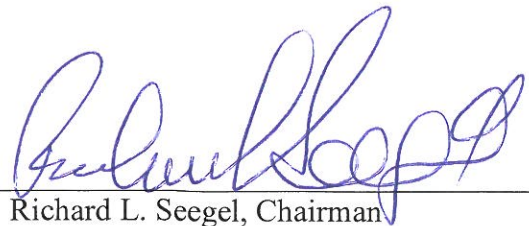
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed constructions plans.

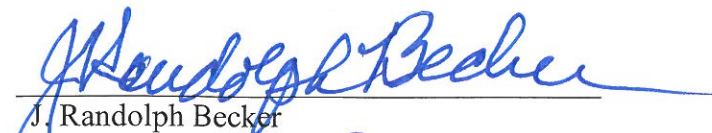
If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

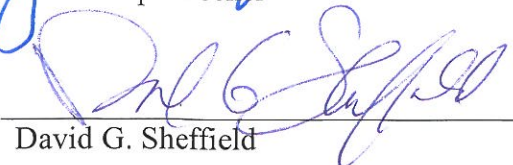
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WELLESLEY MA 02482
1 2017 MAY 18 P 2:34

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.


Richard L. Seegel, Chairman


J. Randolph Becker

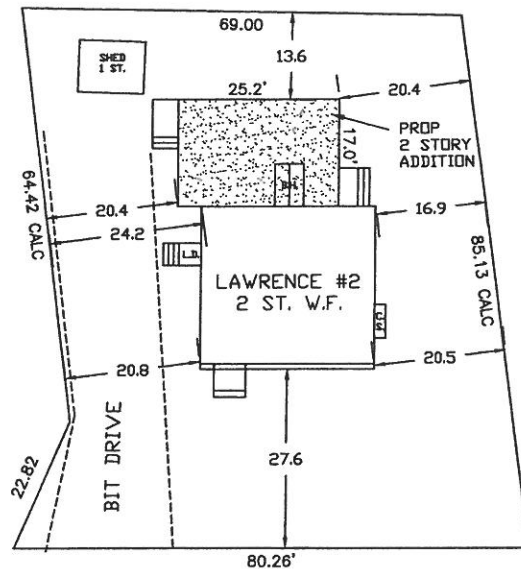

David G. Sheffield

cc: Planning Board
Inspector of Buildings
lrm

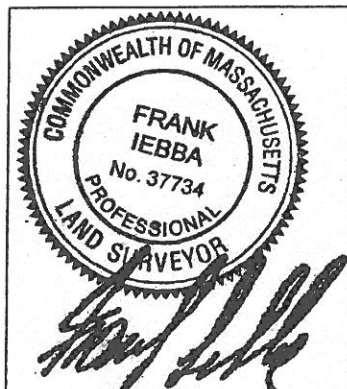
PROPOSED ADDITION
2 LAWRENCE RD
WELLESLEY, MA
SCALE: 1 IN = 30 FT
JAN 11, 2017

SR 10 ZONE
PARCEL 159-92

RECORD AREA: 5953 SF REC
PROP LOT COVER 18.5 %
1100 SF
EXIST LOT COVER 11.2 %
669 SF



LAWRENCE ROAD



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