

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2019-02
Petition of Catherine March
186 Washington Street

2019 JAN 24
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Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 10, 2019 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Catherine March requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing nonconforming porch and steps and construction of a one-story mudroom, landing and steps with less than required front yard setbacks, on an existing nonconforming structure with less than required front yard setbacks to Oakland Street, on a corner lot at 186 Washington Street, in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On December 5, 2018, 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 Steve Parnell and Suzy Kennedy, JM Construction, Inc., representing Catherine March, the Petitioner.

Mr. Parnell said that the request is for a special permit to remove the existing porch and enclose a mudroom in that space, without going any closer to the street setbacks but closer to the driveway.

A Board member said that it is a corner lot with two front yard setbacks. He said that an existing porch has a setback of 18.2 feet and the proposed addition will have a setback of 20 feet, which will be nonconforming. He said that it is a conforming lot.

The Chairman said that it will be a modest extension

A Board member identified the nonconformities on the property.

Statement of Facts

The subject property is located at 186 Washington Street, in a 10,000 square foot Single Residence District, on a corner lot with a minimum front yard setback of 18.2 feet to Oakland Street.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing nonconforming porch and steps and construction of a one-story mudroom, landing and steps with less than required front yard setbacks, on an existing nonconforming structure with less than required front yard setbacks to Oakland Street, on a corner lot, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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A Plot Plan, dated 9/19/18, stamped by Daniel A. O'Driscoll, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 5/5/18, prepared by SKI Design, and photographs were submitted.

On January 9, 2019, the Planning Board reviewed the petition and recommended that a Special Permit be approved.

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 although demolition of an existing nonconforming porch and steps and construction of a one-story mudroom, landing and steps with less than required front yard setbacks, will result in additional nonconformities and is intensifying an existing nonconformity, the proposed construction shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for demolition of an existing nonconforming porch and steps and construction of a one-story mudroom, landing and steps with less than required front yard setbacks, 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.

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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MELISLEY MA 02462
2019 JAN 24 P 3:10

ZBA 2019-02
Petition of Catherine March
186 Washington Street

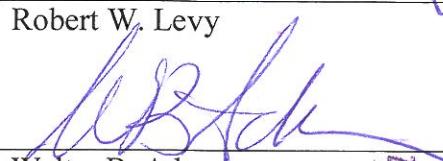
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



David G. Sheffield, Acting Chairman



Robert W. Levy



Walter B. Adams

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WELLESLEY, MA 02482

2019 JAN 24 P 3:11

ZBA 2019-02
Applicant Catherine March
Address 186 Washington Street

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

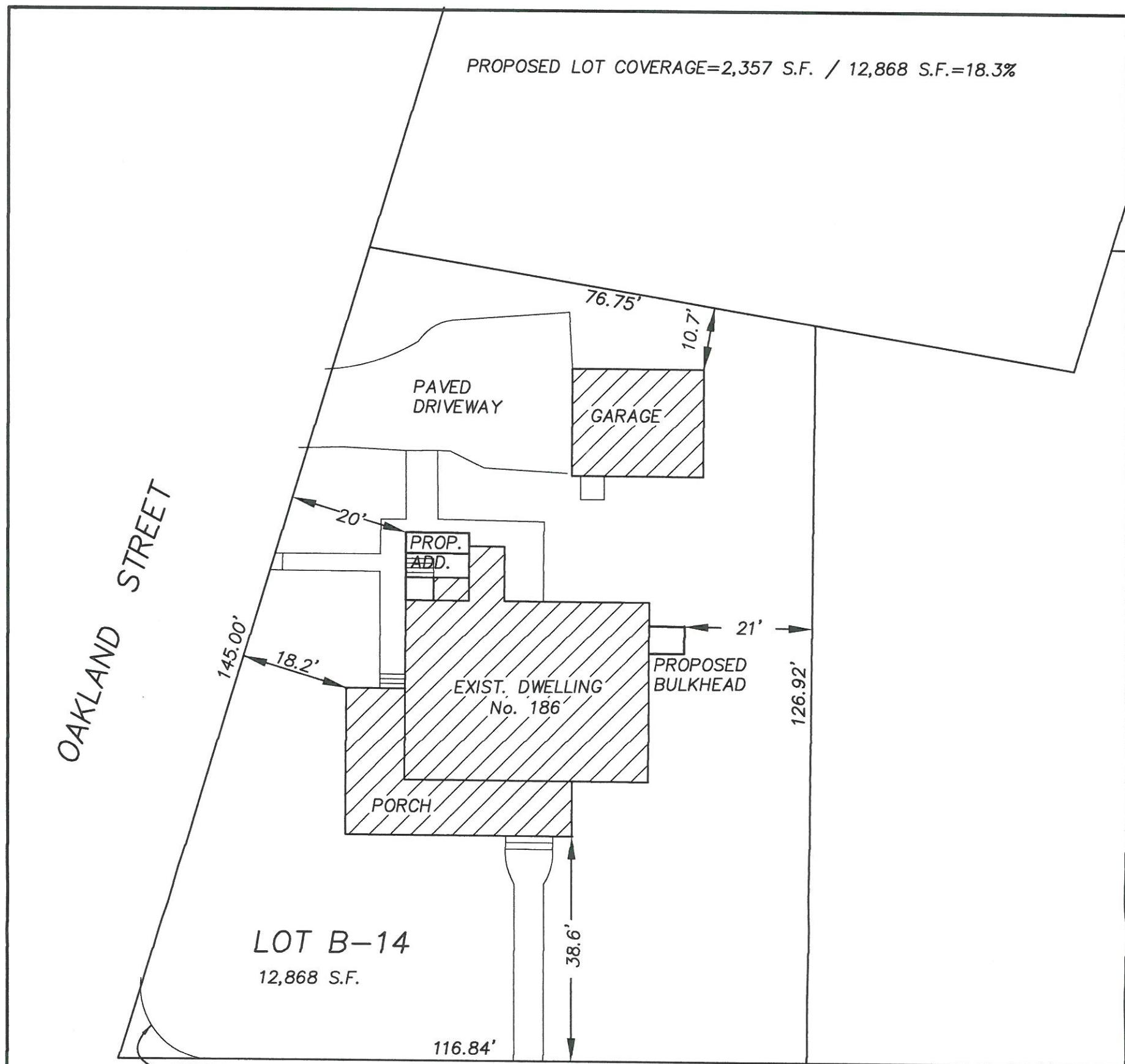
In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

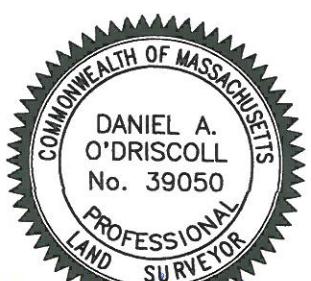
Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm



WASHINGTON STREET



Deed Rec'd
9/19/2018

PREPARED FOR: JM CONSTRUCTION

DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS
LAND COURT CERT. No. 169644

PLAN REFERENCE: LAND COURT PLAN 512 G

ZONING DISTRICT: SR 10

I CERTIFY THAT THE DWELLING IS LOCATED ON THE LOT AS SHOWN
ON THIS PLAN.

I FURTHER CERTIFY THAT THE DWELLING DOES NOT LIE WITHIN A
FLOOD HAZARD ZONE.

Daniel A. O'Driscoll Sept. 19, 2018

PROFESSIONAL LAND SURVEYOR

DATE

CERTIFIED PLOT PLAN

186 WASHINGTON STREET

WELLESLEY, MASSACHUSETTS

SCALE: 1"=20'

DATE: SEPT. 19, 2018


O'DRISCOLL
LAND SURVEYING, Co.

LAND SURVEYING GPS MAPPING LAND CONSULTING

46 COTTAGE MEDWAY, MASSACHUSETTS 02053 508-533-3314

FILE No. 1953