



ZONING BOARD OF APPEALS

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

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2016 NOV 17 P 2:44
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ZBA 2016-84

Petition of Joshua & Suzanne Littlefield
44 Boulder Brook Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 3, 2016 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Joshua & Suzanne Littlefield 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 second story addition that will meet all setback requirements, on an existing nonconforming structure with less than required right side yard setbacks, at 44 Boulder Brook Road, in a 10,000 square foot Single Residence District, in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On October 17, 2016, 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 Suzanne Littlefield, the Petitioner, and Dana Pratt, Contractor.

Mr. Pratt said that the request is to build a second story above an existing office to expand a bedroom. He said that the proposed construction will not enlarge the footprint.

The Board said the proposed addition will be conforming. The Board said that the proposed construction will not result in additional nonconformities, intensify existing nonconformities, or be substantially more detrimental to the neighborhood than the existing nonconforming structure. The Board said that the property is located in a Water Supply Protection District.

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 44 Boulder Brook Road, in a 10,000 square foot Single Residence District, in a Water Supply Protection District, with a minimum right side yard setback of 19.8 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 second story addition that will meet all setback requirements, on an existing nonconforming structure with less than required right side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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A Plot Plan, dated 9/6/16, stamped by Elliott J. Paturzo, Professional Land Surveyor, Project Summary, Existing & Proposed Floor Plans & Elevation Drawings, dated 4/27/16, prepared by Verdeco Designs, and photographs were submitted.

On November 1, 2016, the Planning Department Staff 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 second story addition that will meet all setback requirements, on an existing nonconforming structure with less than required right side yard setbacks, 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 second story addition that will meet all setback requirements, on an existing nonconforming structure with less than required right side 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 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.

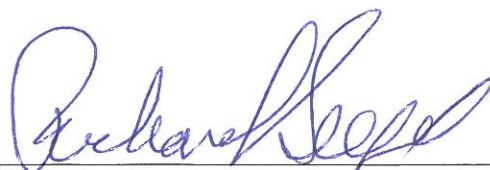
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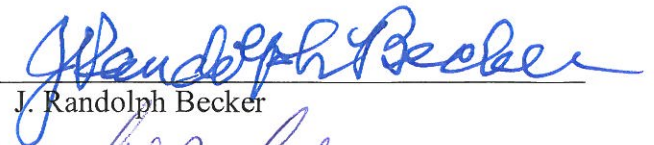
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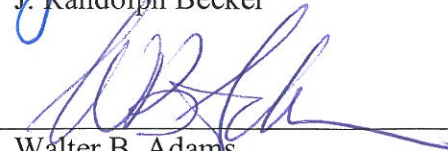
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman



J. Randolph Becker

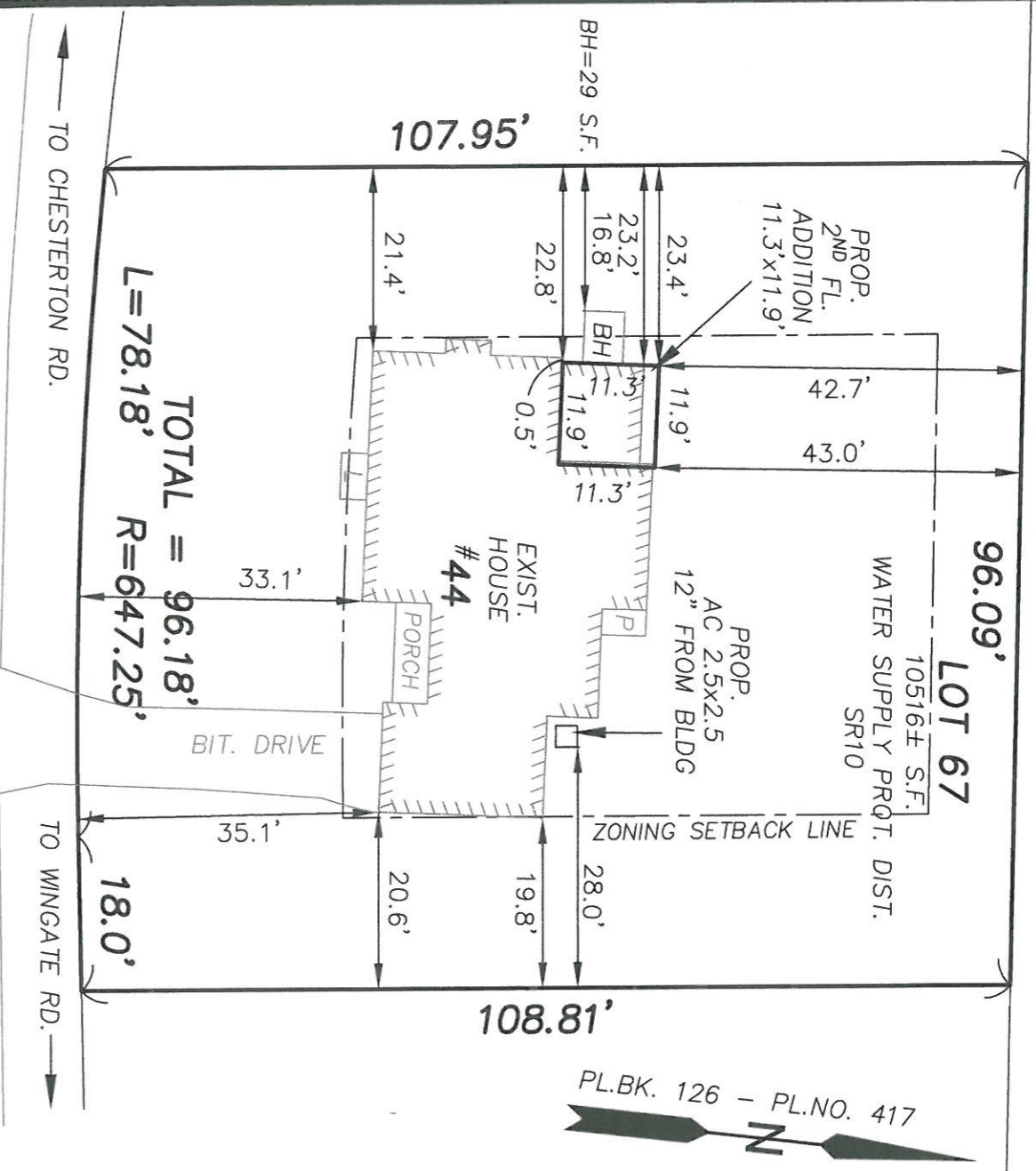


Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm

LOT COVERAGE:
EXIST. = 14.8%
PROP. = 15.0%

BUILDING COVERAGE:
EXIST. = 1555± S.F.
PROP. = 1577± S.F.



BOULDR BROOK ROAD

APPROXIMATE SETBACKS OF ADJACENT HOUSES WITHIN 500' ARE:

- #32 BOULDER BROOK ROAD = 32'
- #36 BOULDER BROOK ROAD = 31'
- #40 BOULDER BROOK ROAD = 33'
- #48 BOULDER BROOK ROAD = 32'
- #52 BOULDER BROOK ROAD = 34'
- #56 BOULDER BROOK ROAD = 36'



DATE: 9/6/2016

PROJECT # 4720

PROPOSED ADDITION PLAN

#44 BOULDER BROOK RD.
WELLESLEY, MA
NORFOLK COUNTY
AS PREPARED FOR
DANA LLC



CHENEY

ENGINEERING CO., INC.
53 MELLEN STREET
NEEDHAM, MA 02494
TEL. 781-444-2188

ORIGINAL