

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5918

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(781) 431-1019 EXT. 2208

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ZBA 2021-14

Petition of Matthew & Lori Kane
14 Old Town Road

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, March 4, 2021 at 7:30 pm, on the petition of Matthew & Lori Kane requesting a Special Permit/Finding pursuant to the provisions of Section 17 and Section 25 of the Zoning Bylaw that construction of a second story addition over an existing nonconforming garage with less than required left side yard setbacks, on an existing nonconforming structure with less than required left and right side yard setbacks, on an 18,010 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, at 14 Old Town Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On January 7, 2021, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Present at the public hearing were Matthew and Lori Kane, the Petitioner. Mr. Kane said that the request is to alter the ceiling height of the room above the garage to use the space differently. He said that there will be no change to the square footage of the house. He said that the existing house is a traditional colonial with space above the garage. He said that the area above the garage will be raised to the same height as the bump out on the right. He said that they spoke with the neighbors and the abutters have given their approval.

The Chairman said that existing nonconformities are lot area and side yard widths on both sides, none of which will be increased by the proposed work.

A Board member said that there are large evergreen trees on the property line where the second story will be raised. He said that the screening will mitigate a hardship for the neighbor.

There was no member of the public who wished to speak to the petition.

Statement of Facts

The subject property is located at 14 Old Town Road, on an 18,010 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, with a minimum left side yard setback of 10.2 feet and a minimum right side yard setback of 10.9 feet where 20 feet is required.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section 17 and Section 25 of the Zoning Bylaw that construction of a second story addition over an existing nonconforming garage with less than required left side yard setbacks, on an existing nonconforming structure with less

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than required left and right side yard setbacks, on an 18,010 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 1/3/20, stamped by Frank Iebba, Professional Land Surveyor, Floor Plans and Elevation Drawings dated 1/1/21, prepared by CHE, and photographs were submitted.

On March 3, 2021, the Planning Board reviewed the petition and recommended that a special permit be approved.

On February 11, 2021, Jason Tobin, Civil Engineer, Town of Wellesley, reviewed the petition and submitted comments.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

It is the opinion of this Authority that construction of a second story addition over an existing nonconforming garage with less than required left side yard setbacks, on an existing nonconforming structure with less than required left and right side yard setbacks, on an 18,010 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet will not result in the intensification of existing nonconformities, will not result in additional nonconformities, and will 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 construction of a second story addition over an existing nonconforming garage with less than required left side yard setbacks, on an existing nonconforming structure with less than required left and right side yard setbacks, on an 18,010 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, 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.

2021 MAR 18 A 11:24
WELLESLEY, MASSACHUSETTS
WELLESLEY ZONING BOARD OF ADJUSTMENT

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14 Old Town Road

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.

J. Randolph Becker (Am.)
J. Randolph Becker, Chairman

Richard L. Seegel (Am.)
Richard L. Seegel

Walter B. Adams (Am.)
Walter B. Adams

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Applicant Matthew & Lori Kane
Address 14 Old Town Road

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

2021 MAR 18 AM 11:24
WELLESLEY MA 02451

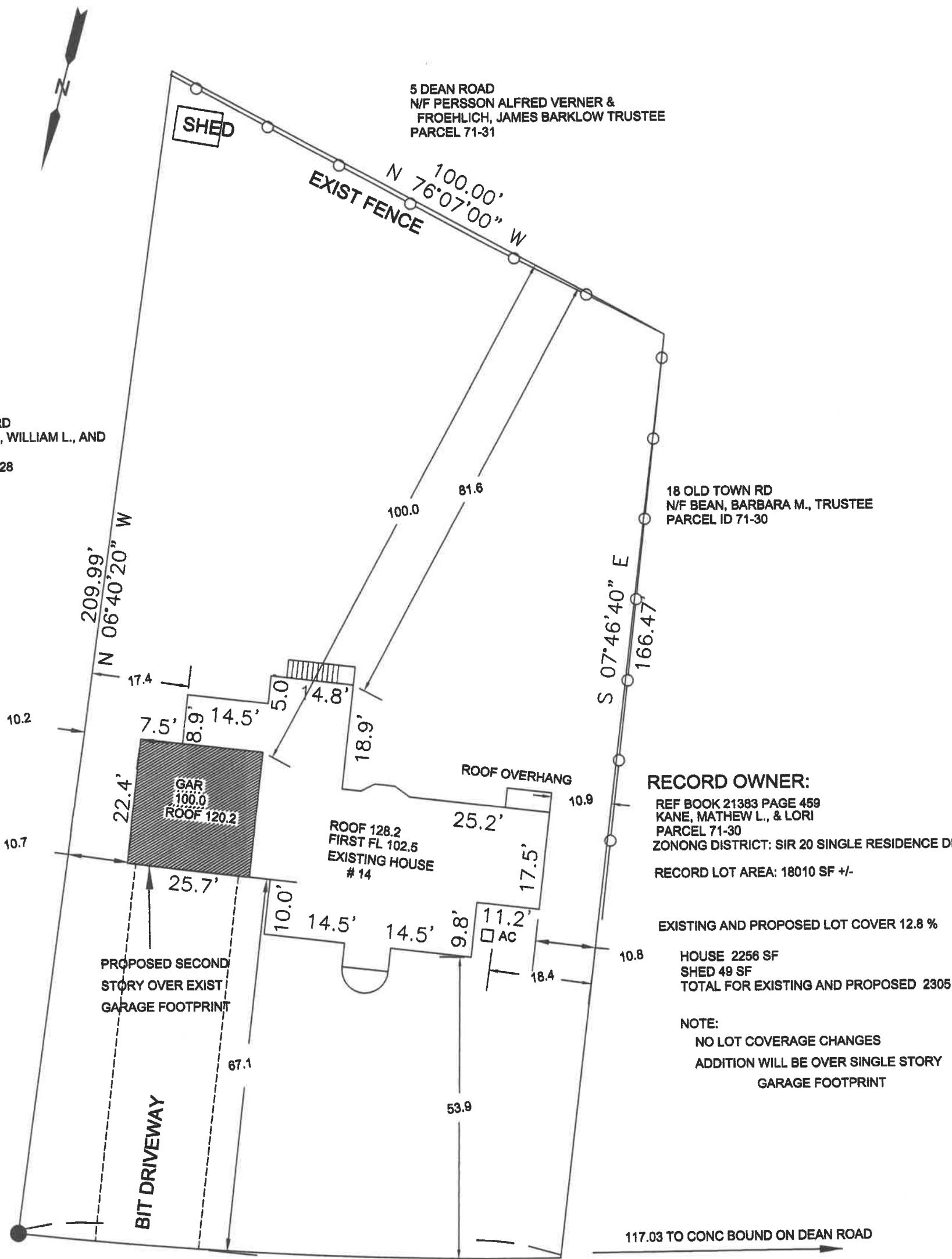
In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed,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

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm



PROPOSED ADDITION
14 OLD TOWN ROAD
WELLESLEY, MA.
SCALE: 1 IN = 20 FT
JAN 3, 2020

ESSEX ENG. & SURVEY
PO BOX 650217
WEST NEWTON, MA. 02465
617-797-7342

FRANK.IEBBA@GMAIL.COM