

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

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003EP 1b P 1:24

ZBA 2021-67

Petition of Serena & Joseph Crowley
4 Lafayette Circle

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 2, 2021 at 7:30 pm, on the petition of Serena & Joseph Crowley requesting a Special Permit/Finding pursuant to the provisions of Section 14E, Section 17 and Section 25 of the Zoning Bylaw that enclosure and expansion of an existing one story three season porch with less than required left side yard setbacks, on an existing nonconforming structure with less than required left side yard setbacks, at 4 Lafayette Circle, 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 July 20, 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 on behalf of the petition was Joseph Crowley, the Petitioner, who said that the request is for a special permit for an office addition that will replace an existing three season screened in porch. He said that the porch is existing nonconforming with less than required side yard setbacks and the proposal is to extend it within the side yard setback. He said that it will not be more detrimental to the overall property. He said that he spoke with all of the neighbors and they are supportive of the project. He said that the main reason for the project is to provide office space for two full time parents who need extra space to work at home.

Mr. Crowley said that the house was built in 1938 but he was not sure when the porch was built. He said that it was there when they bought the house. He said that it sits on a slab that is cracking and tilting. He said that the new construction will have a crawl space.

A Board member said that although the proposal is to extend the nonconformity, it will be reduced slightly because the wall is not parallel with the lot line.

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

Statement of Facts

The subject property is located at 4 Lafayette Circle, in a 10,000 square foot Single Residence District, in a Water Supply Protection District, with a minimum left side yard setback of 16.8 feet where 20 feet is required.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section 14E, Section 17 and Section 25 of the Zoning Bylaw that enclosure and expansion of an existing one story three season porch with less than required left side yard setbacks, on an existing nonconforming structure with less than required left side yard setbacks, in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 6/22/21, stamped by Bruce Bradford, Professional Land Surveyor, Floor Plans and Elevation Drawings, dated 4/22/21, prepared by McGavern Design, TLAG Affidavit and photographs were submitted.

On August 25, 2021, 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 Board found that the Design and Operation Standards in Part F are adequately satisfied and not otherwise prohibited in Part D.1, of Section 14E of the Zoning Bylaw for Water Supply Protection Districts.

It is the opinion of this Authority that enclosure and expansion of an existing one story three season porch with less than required left side yard setbacks, on an existing nonconforming structure with less than required left side yard setbacks, will 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.

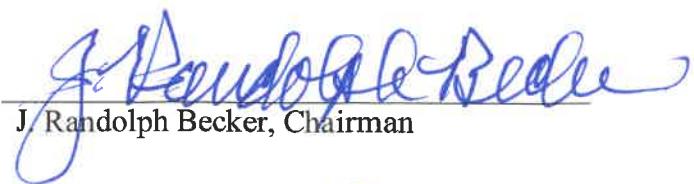
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for enclosure and expansion of an existing one story three season porch with less than required left side yard setbacks, on an existing nonconforming structure with less than required left side yard 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 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.

ZBA 2021-67
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4 Lafayette Circle

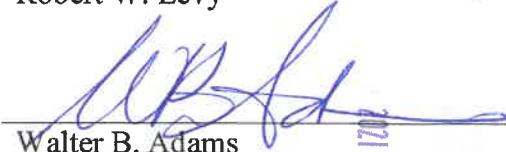
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



J. Randolph Becker, Chairman



Robert W. Levy



Walter B. Adams

2021 SEP 16 PM 1:24
WELLESLEY
TOWN CLERK
CATHRYN JANE KATO

ZBA 2021-67
Applicant Serena & Joseph Crowley
Address 4 Lafayette Circle

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.

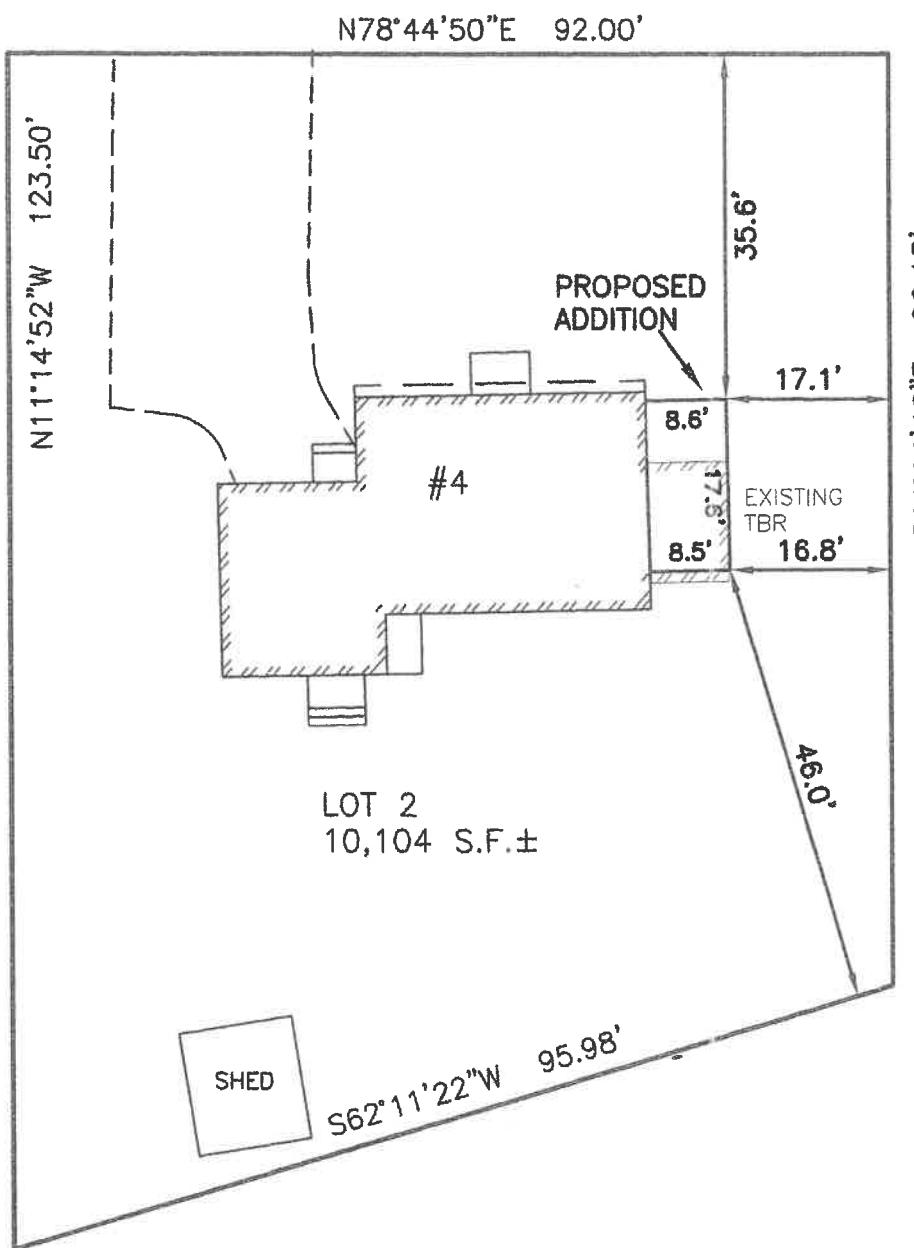
Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm

LAFAYETTE ROAD



ESTABLISHED 1916

EMB

EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
info@everettbrooks.com

ZONING DISTRICT: SR10

DEED REFERENCE:
BOOK 35373 PAGE 104

EXISTING
STRUCTURES: 1354 S.F.
LOT COVERAGE: 13.4%
PROPOSED
STRUCTURES: 1411 S.F.
LOT COVERAGE: 14.0%

PLAN OF LAND IN WELLESLEY, MA

4 LAFAYETTE CIRCLE
PROPOSED ADDITION

SCALE: 1 IN.= 20 FT.
DATE: JUNE 22, 2021
DRAWN: ER
CHECK: BB

REVISIONS:

PROJECT NO. 26334