

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

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ROBERT W. LEVY, VICE CHAIRMAN
DAVID G. SHEFFIELD

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TELEPHONE
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ZBA 2021-82

Petition of Daniel & Livia Madden
24 Durant Road

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, October 7, 2021 at 7:30 pm, on the petition of Daniel & Livia Madden requesting a Special Permit/Finding pursuant to the provisions of Section 14E, Section 17 and Section 25 of the Zoning Bylaw that demolition of an existing nonconforming structure and construction of a new two-story structure with basement and attic with less than required right side yard setbacks, on a 7,638 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 24 Durant Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On September 1, 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.

WITHDRAWN WITHOUT PREJUDICE

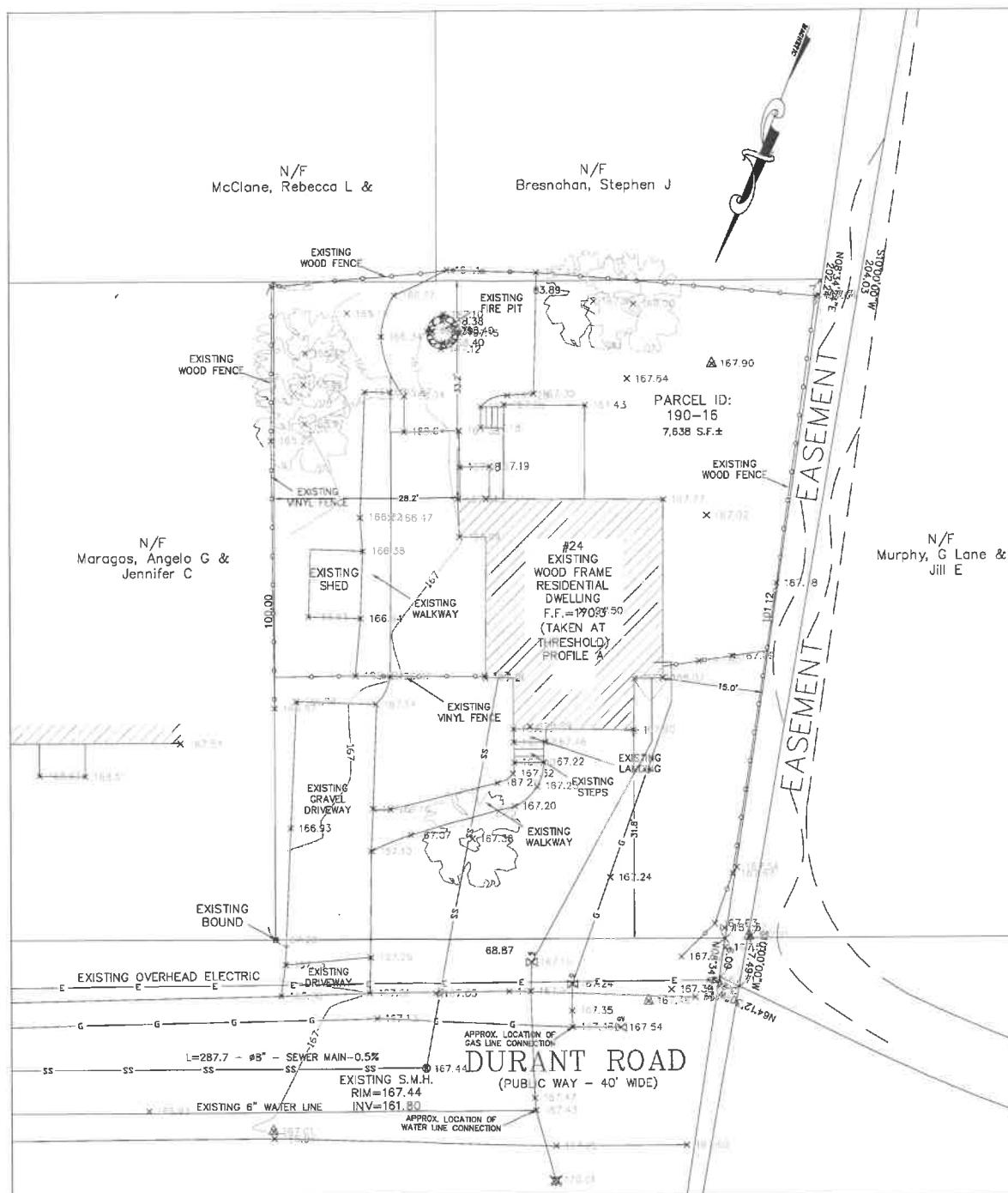
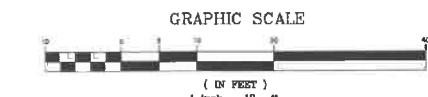
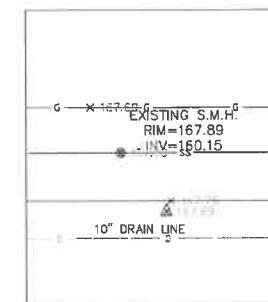
Present at the public hearing in behalf of the petition was David Himmelberger, Esq., representing Daniel and Livia Madden, the Petitioner. He said that there was a matter that was previously before the Board and received a special permit. He said that during the course of the summer, there was some water damage to the foundation. He said that giving further thought to it, the Petitioners considered razing and rebuilding exactly as is. He said that after the application was submitted, they got the cost estimates and decided that they would like to withdraw the petition without prejudice.

Upon motion duly made and seconded, the Board voted unanimously to allow the petition to be withdrawn without prejudice.

2021 OCT 21 P 3:08
WELLESLEY ZONING BOARD OF APPEALS

LEGEND

<input type="checkbox"/>	BOUND
.	IRON PIN/PIPE
◎	STONE POST
Tree	TREE
Tree Stump	TREE STUMP
⊕	SHRUBS/FLOWERS
○	SIGN
●	BOLLARD
◎	SEWER MANHOLE
◎	DRAIN MANHOLE
■	CATCH BASIN
◎	WATER MANHOLE
■	WATER VALVE
■	HYDRANT
■	GAS VALVE
◎	ELECTRIC MANHOLE
■	ELECTRIC HANDHOLE
○	UTILITY POLE
●	LIGHT POLE
◎	MANHOLE
×148.00	SPOT GRADE
—	TOP OF WALL
—	BOTTOM OF WALL
—	EXISTING BUILDING
—	RETAINING WALL
—	STONE WALL
—	FENCE
—	TREE LINE
—	SEWER LINE
—	DRAIN LINE
—	WATER LINE
—	GAS LINE
—	UNDERGROUND ELECTRIC LINE
—	OVERHEAD WIRES
—145—	CONTOUR LINE (MJR)
—145—	CONTOUR LINE (MNR)



NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 06/28/2021.

2. DEED REFERENCE: BOOK 32275, PAGE 383.
PLAN REFERENCE: BOOK 1542, PAGE 31
NORFOLK COUNTY DISTRICT REGISTRY OF DEEDS

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25021C002E, COMMUNITY NUMBER 250255, PANEL NUMBER 0012E, DATED 07/17/2012.

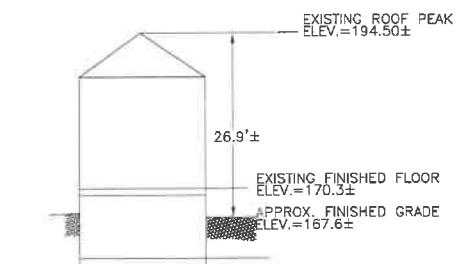
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. THE ELEVATIONS SHOWN ARE BASED ON TOWN OF WELLESLEY DATUM.

9. ZONING INFORMATION: SR10 (SINGLE RESIDENCE), LOT WAS RECORDED BEFORE 24 JANUARY 1985



EXISTING PROFILE
NOT TO SCALE

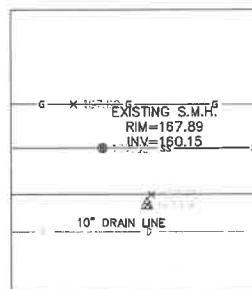
SCALE 1' = 10'				
DATE 7/16/2021	REV	DATE	REVISION	BY
SHEET				
PLAN NO. 1 OF 1				
CLIENT:				
DRAWN BY E.S.				
CHKD BY P.J.N.				
APFD BY P.J.N.				
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2, NEWTON MA 02458 PHONE: 617 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com				

1

LEGEND	
<input type="checkbox"/>	BOUND
<input type="checkbox"/>	IRON PIN/PIPE
<input type="checkbox"/>	STONE POST
<input type="checkbox"/>	TREE
<input type="checkbox"/>	TREE STUMP
<input type="checkbox"/>	SHRUBS/FLOWERS
<input type="checkbox"/>	SIGN
<input type="checkbox"/>	BOLLARD
<input type="checkbox"/>	SEWER MANHOLE
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<input type="checkbox"/>	WATER LINE
<input type="checkbox"/>	GAS LINE
<input type="checkbox"/>	UNDERGROUND ELECTRIC LINE
<input type="checkbox"/>	OVERHEAD WIRES
<input type="checkbox"/>	CONTOUR LINE (M.R.)
<input type="checkbox"/>	CONTOUR LINE (M.N.R.)

LOT COVERAGE:

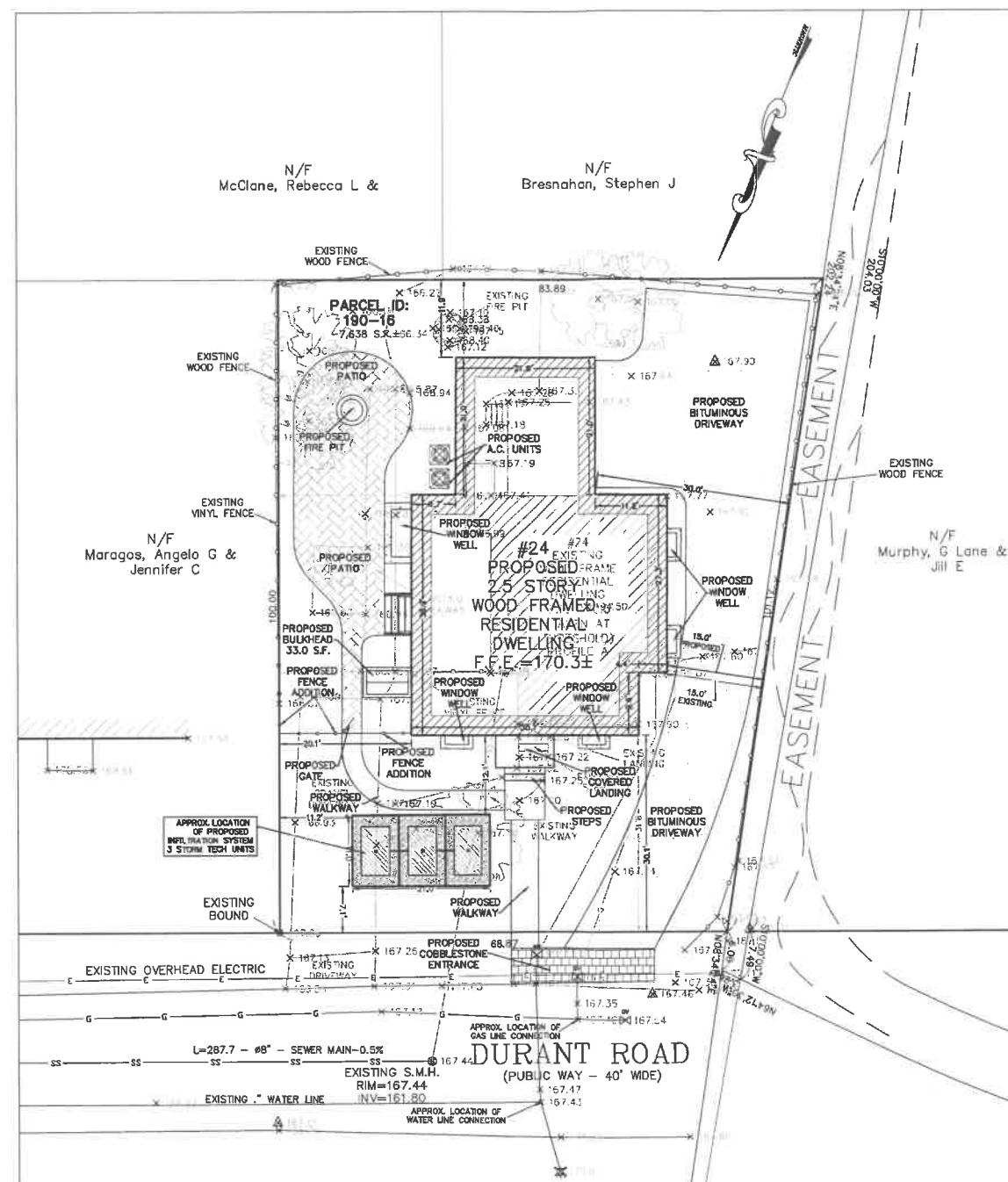
EXISTING = $12.9\% \pm / 991 \pm$ S.F.
PROPOSED = $24.5\% \pm / 1,870 \pm$ S.F.



GRAPHIC SCALE



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MECHANICAL, SERVICE, EQUIPMENT OR PROCEDURES UTILIZED BY THE CONTRACTOR OR SUBCONTRACTOR DRAFTED OR IN THE FAILURE OF THE CONTRACTOR TO FOLLOW OUT THE REQUIREMENTS ACCORDING TO THE CONTRACT DOCUMENTS.
THE CONTRACTOR OR SUBCONTRACTOR SHALL BE HELD LIABLE FOR THE PLAN & LIAISON IN THE EVENT OF ITS OWN THIRD PARTY DEFECT.
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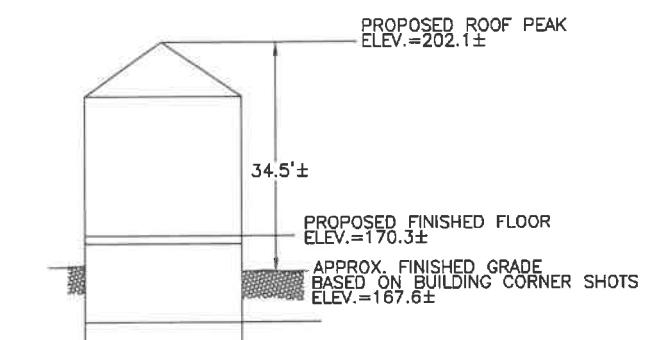
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SCALE	1"=10'			
DATE	06/20/2021	REV	DATE	REVISION
SHEET				BY
PLAN NO.				
1 OF 1				
CLIENT:				
DRAWN BY				
CHKD BY				
PUN				
APPD BY				
PUN				
24 DURANT ROAD WELLESLEY MASSACHUSETTS				
PROPOSED SITE PLAN				
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2, NEWTON MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com				
SHEET NO.				1