

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2018-01
Petition of Carol Chaoui
6 Denton Road

2018 FEB 15 A

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 1, 2018, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Carol Chaoui requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that enclosure of 174 square feet of an existing farmers porch with less than required rear yard setbacks, on a 6,382 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, at 6 Denton Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On December 29, 2017, 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 was Carol Chaoui, the Petitioner.

The Chairman said that the request is to enclose a portion of a farmers porch. Ms. Chaoui said that they will use the extra space for storage. She said that they do not have a mudroom. She said that she has four kids and two dogs and there is a lot of clutter in the front entry. She said that they have been in the house for 16 years. She said that side of the house faces the retirement home at the back. She said that the space just collects junk and she would rather put it to better use.

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 6 Denton Road, on a 6,382 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, with a minimum front yard setback of 19.9 feet, a minimum rear yard setback of 4.8 feet, a minimum right side yard setback of 19.2 feet, and existing lot coverage of 28.5 percent.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that enclosure of 174 square feet of an existing farmers porch with less than required rear yard setbacks, on a 6,382 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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A Plot Plan, dated 11/2/17, stamped by Terrence M. Ryan, Professional Land Surveyor, Existing & Proposed Floor Plans and Elevation Drawings, dated 10/16/17, prepared by SKI Design Inc., and photographs were submitted.

On January 25, 2018, the Planning Board reviewed the petition and recommended that 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 enclosure of 174 square feet of an existing farmers porch with less than required rear yard setbacks, on a 6,382 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, 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 enclosure of 174 square feet of an existing farmers porch with less than required rear yard setbacks, on a 6,382 square foot lot in a Single Residence District in which the minimum lot size is 10,000 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 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.

2018 FEB 15 AM 11:15

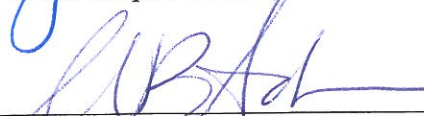
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2018 FEB 15 AM 11:15

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

PROPOSED PLOT PLAN 6 DENTON ROAD WELLESLEY, MASS.

DATE: NOVEMBER 2, 2017

SCALE: 1" = 20'

PREPARED FOR:

CAROL CHAOUI
6 DENTON ROAD
WELLESLEY, MASS. 02482

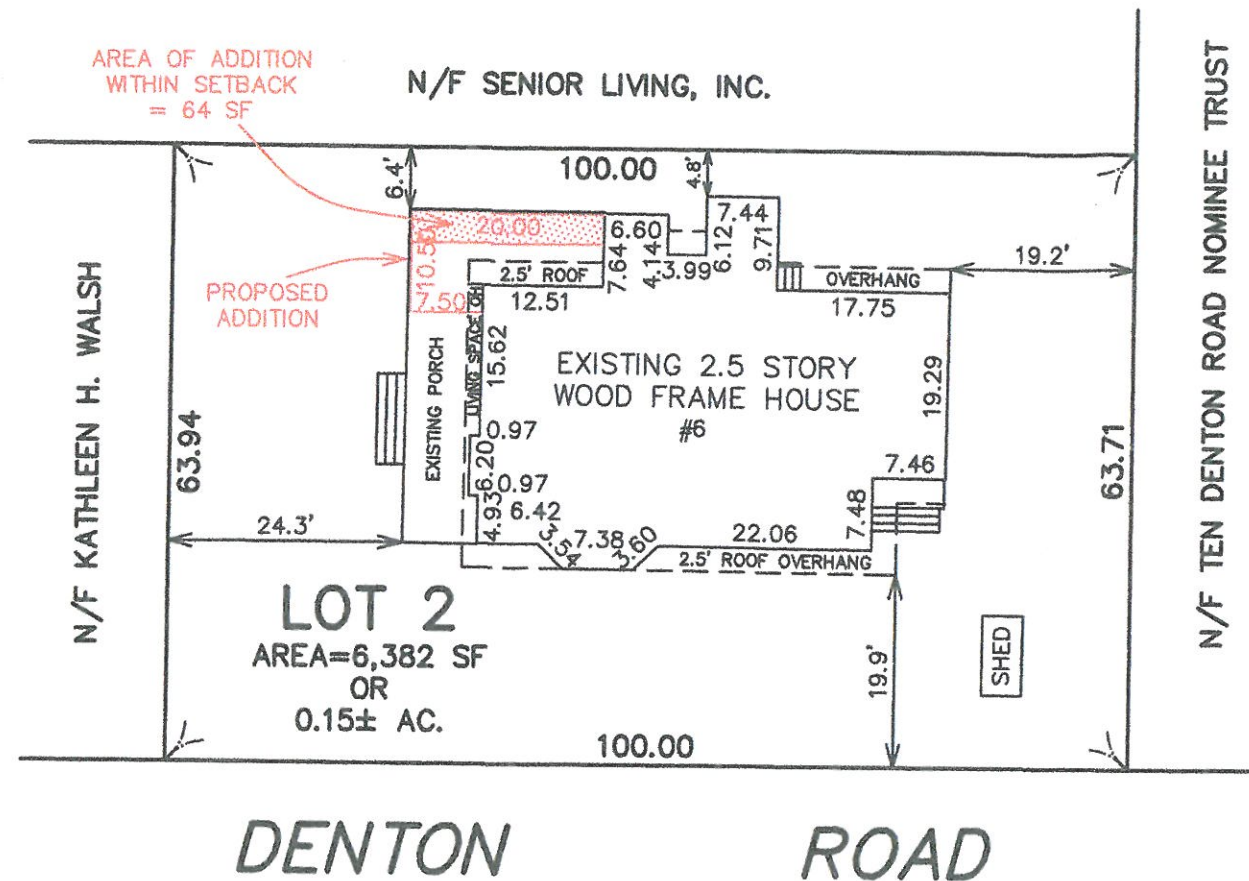
ENGINEERS & SURVEYORS:

APPLEWOOD SURVEY LLC
21 GREEN STREET
HOLLISTON, MASS. 01746
TERRENCE M. RYAN R.L.S. 37057

ZONED: SINGLE RES.
AREA: 10,000 SF
FRONTAGE: 60 FT
SETBACK: 30 FT*
SIDEYARD: 20 FT
REARYARD: 10 FT
COVERAGE: 2,500 SF

* SUBJECT TO 500' RULE

ASSESSORS MAP 124 LOT 23
DEED BOOK 22265 PAGE 422
EXISTING COVERAGE: 1,822 SF = 28.5%
PROPOSED COVERAGE: 1,822 SF = 28.5%



I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON
PREDATE THE WELLESLEY ZONING BYLAWS.

I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON ARE
LOCATED IN A FEDERAL FLOOD HAZARD ZONE "X" - SUBJECT TO MINIMAL
FLOODING (SOURCE: F.I.R.M. 25021C0009E).

