

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ROBERT A. BASTILLE
CYNTHIA S. HIBBARD

ZBA 99-15

Petition of Donald M. and Susan M. Mykrantz
31 Stanford Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 8, 1999 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of DONALD M. AND SUSAN M. MYKRANTZ requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the raising of the ridge line of the roof 9 feet 3 inches above their existing nonconforming living room/study to accommodate a 19 foot by 11.1 foot second story bedroom addition with less than the required left side yard setback, at their nonconforming dwelling with less than the required left side yard setback, at 31 STANFORD ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. There will be no change in the footprint.

On March 22, 1999, the petitioners 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 was Donald Mykrantz, who said they are hoping to add a second story bedroom addition without changing the footprint of the house. The addition will not cover the entire first floor living room.

The Board noted that the Planning Board had no objection.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 31 Stanford Road, in a Single Residence District, on a 26,863 square foot lot, with a minimum left side yard clearance of 18.6 feet.

The petitioners are requesting a Special Permit/Finding that the raising of the ridge line 9 feet 3 inches above the existing living room/study to accommodate a 19 foot by 11.1 foot second story addition, with a minimum left side yard clearance of 18.7 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. There will be no change in the footprint.

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A Plot Plan dated February 11, 1999, drawn by Paul J. Sawtelle, Registered Land Surveyor; Floor Plans and Elevations dated May 20, 1998, drawn by Thomas C. Chalmers; and photographs were submitted.

On April 5, 1999, the Planning Board reviewed the petition and had no objection to the granting of the request.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject dwelling does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

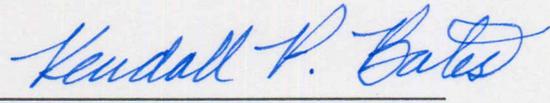
It is the finding of this Authority that the proposed second story addition will not be substantially more detrimental to the neighborhood as it will neither intensify the existing nonconformance nor create additional nonconformance as it will provide less of an encroachment on the left side lot line than the existing nonconforming dwelling, and there will be no change in the footprint.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of the second story addition, subject to construction in accordance with the submitted plot plan and construction drawings.

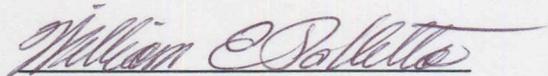
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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.

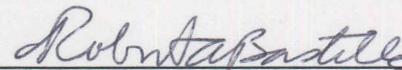
cc: Planning Board
Inspector of Buildings
edg



Kendall P. Bates, Chairman



William E. Polletta

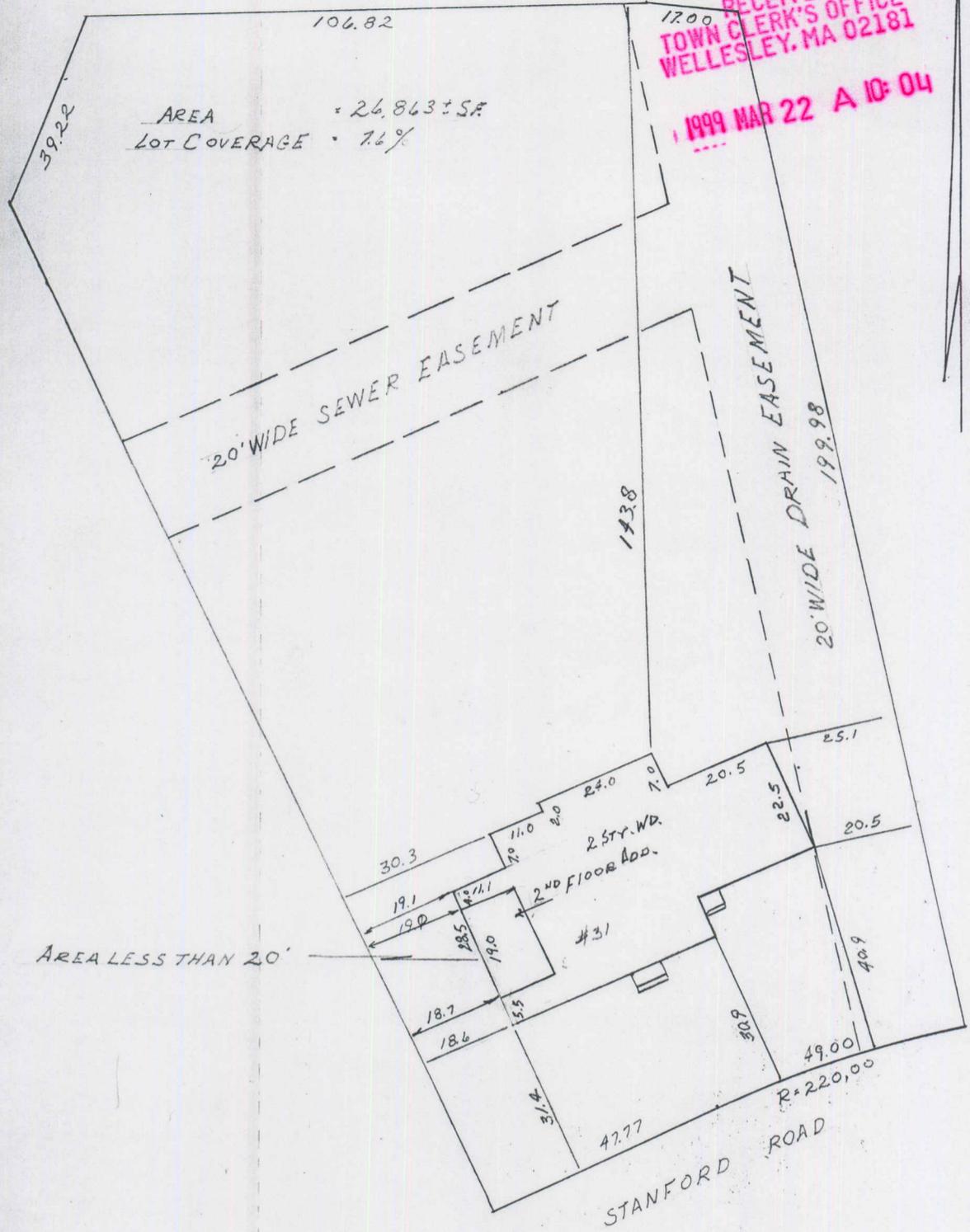


Robert A. Bastille

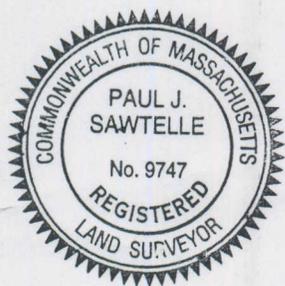
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1999 MAR 22 A 10:04



PLAN OF LAND
IN
WELLESLEY, MASS.



Paul Sawtelle

SCALE 1"=30'
MASS BAY SURVEY INC.

REV. MARCH 1, 1999
FEBRUARY 11, 1999
NEWTON, MASS.