

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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

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ZBA 2001-75  
Petition of Angelo Gianakis  
4 Hunting Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 25, 2001 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of ANGELO GIANAKIS 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 his roof 13.5 feet above an existing 22.5 foot by 14.5 foot portion of the rear of his nonconforming dwelling, with less than the required left and right side yard setbacks, to accommodate a second story addition with the same dimensions and setbacks, at 4 HUNTING STREET, 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 October 9, 2001, the petitioner 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 Angelo Gianakis, who said that his house is a one and one-half story building. He would like to add a master bedroom with a bathroom above the family room. Currently, there is only one bathroom in the house. The roof of the addition will match the existing roof exactly.

The Board noted that the Planning Board had no objection, but did comment on the massing of the building on a small lot.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 4 Hunting Street, in a Single Residence District, on a 4,184 square foot lot, and has a minimum right side yard clearance of 10.6 feet and a minimum left side yard clearance of 9.6 feet.

The petitioner is requesting a Special Permit/Finding that the construction of a second story 22.5 foot by 14.5 foot addition over an existing family room of the same dimensions, with a minimum right side yard clearance of 14.5 feet and a minimum left side yard clearance of 9.8 feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. There will be no change in the footprint. The ridge line of the roof above the family room will be raised 13.5 feet to accommodate the addition.

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A Plot Plan dated August 24, 2001, stamped by Carmen A. Testa, Registered Professional Land Surveyor; Existing and Proposed floor plans and elevations dated August 21, 2001, drawn by Paul Alden Curtis, A.I.A.; and photographs were submitted.

On October 16, 2001, the Planning Board reviewed the petition and although the Board did not oppose the granting of the petition, concern was expressed regarding the mass of the addition and its proximity to the abutter.

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.

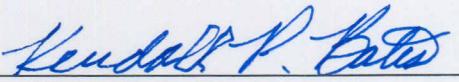
It is the finding of this Authority that construction of the proposed 22.5 foot by 14.5 foot second story addition shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, as it will neither intensify the existing nonconformance, nor will it create new nonconformity.

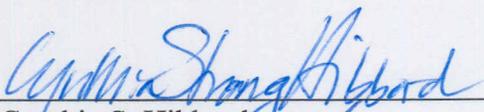
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of the 22.5 foot by 14.5 foot second story addition in accordance with the submitted plot plan and construction drawings.

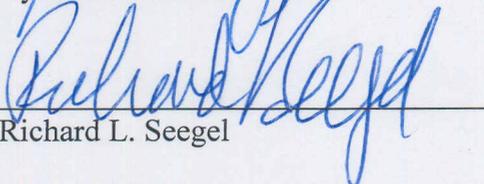
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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.

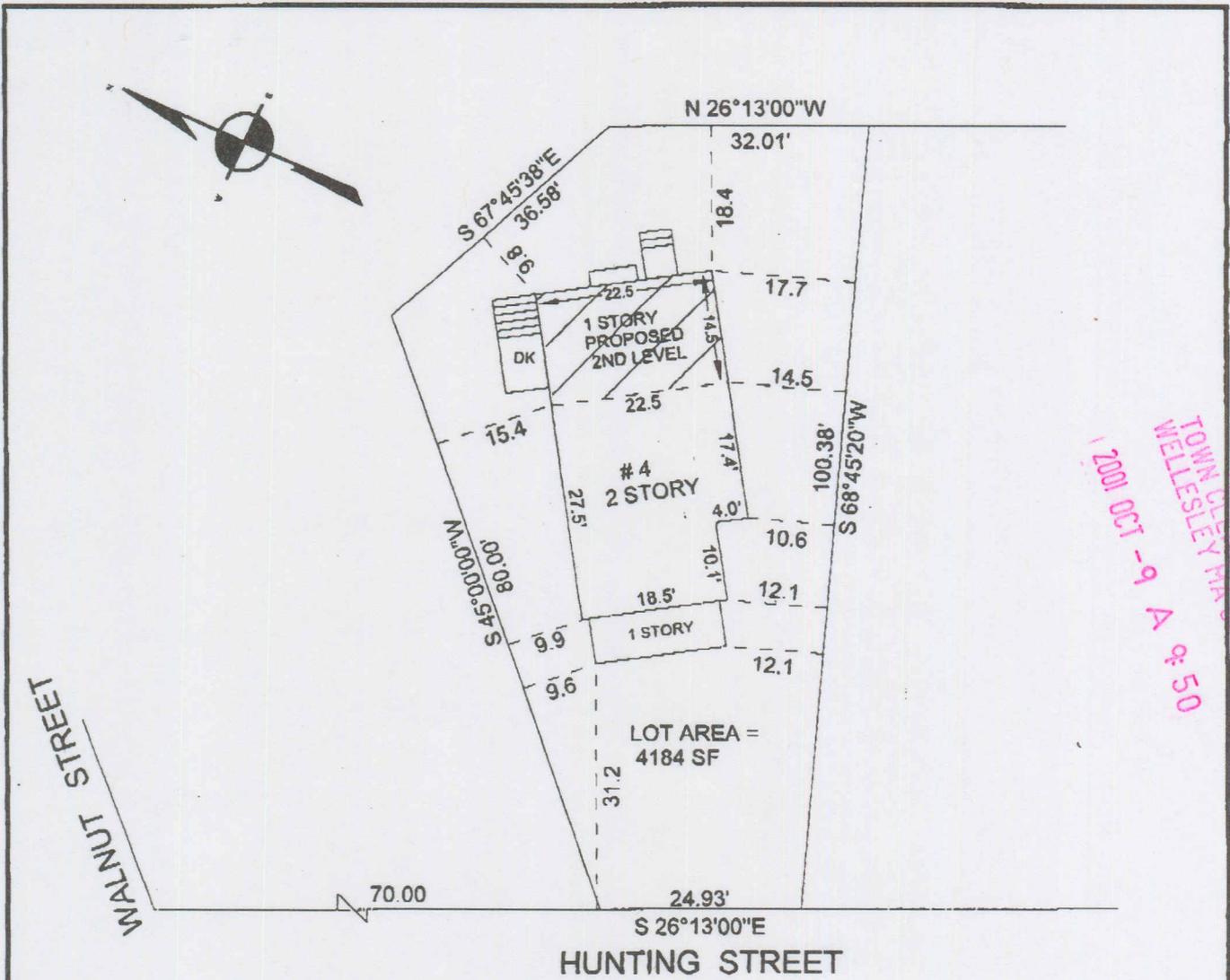
Cc: Planning Board  
Inspector of Buildings  
edg

  
Kendall P. Bates, Chairman

  
Cynthia S. Hibbard

  
Richard L. Seegel

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I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND AND THE STRUCTURES ARE LOCATED AS SHOWN HEREON.

EXISTING LOT COVERAGE = 22.7%

PLAN REFERENCES  
 PLAN 38 OF 1946



<b>CERTIFIED PLOT PLAN IN WELLESLEY, MA.</b>	
PREPARED FOR: ANGELO GIANAKIS 4 HUNTING STREET WELLESLEY, MA.	
SCALE: 1 INCH = 20 FEET	DATE: AUG. 24, 2001
	
<b>BOSTON SURVEY, INC.</b> UNIT C-4 SHIPWAYS PLACE CHARLESTOWN, MA 02129 (617) 242-1313	
01-07276	