



ZONING BOARD OF APPEALS

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

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ZBA 2019-66
Petition of Paul & Dian Quinn
210 Walnut Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 11, 2019 at 7:30 pm in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Paul & Dian Quinn requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing nonconforming garage and construction of a new attached one-story garage, a two-story addition and a deck that will meet all setback requirements, on a 14,073 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in a Water Supply Protection District, at 210 Walnut Street, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On June 10, 2019, 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 were Dian Quinn, the Petitioner, and Francis Young, Architect.

Ms. Quinn said that the request is for a special permit to renovate their home. She said that their lot is currently nonconforming and they have a garage that is in need of vast repair. She said that they would like to repair the garage and move it up the driveway. She said that, in doing that, they will connect the garage to the home by adding a mudroom and build up for a master bathroom.

Mr. Young said that the lot is undersized and the existing garage is nonconforming. He said that the proposed garage will meet setback requirements.

A Board member said that it is hard to read the plan. He confirmed that everything will be conforming except for the lot size.

The Chairman said that the property is located in a Water Supply Protection District. He asked about runoff from the proposed garage and addition. Mr. Young said that the plan was to continue using gutters and downspouts in the same way as the rest of the house. The Chairman said that there will not be much of a change in lot coverage.

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 210 Walnut Street, on a 14,073 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in a Water Supply Protection District. The existing nonconforming detached garage has a minimum side yard setback of 17.1 feet where 20 feet is required.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing nonconforming garage and construction of a new attached one-story garage, a two-story addition and a deck that will meet all setback requirements, on a 14,073 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 5/30/19, stamped by Bruce Bradford, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 5/30/19, prepared by Mayer + Associates, and photographs were submitted.

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 demolition of an existing nonconforming garage and construction of a new attached one-story garage, a two-story addition and a deck that will meet all setback requirements, on a 14,073 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet, will not 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 demolition of an existing nonconforming garage and construction of a new attached one-story garage, a two-story addition and a deck that will meet all setback requirements, on a 14,073 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in accordance with the submitted plot plan and construction drawings.

A Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for demolition of an existing nonconforming garage and construction of a new attached one-story garage, a two-story addition and a deck that will meet all setback requirements, on a 14,073 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in a Water Supply Protection District.

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, the Special Permit shall expire two years after the date time stamped on this decision.

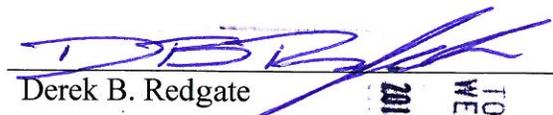
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ZBA 2019-66
Petition of Paul & Dian Quinn
210 Walnut Street

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


Derek B. Redgate

ZBA 2019-66
Applicant Paul & Dian Quinn
Address 210 Walnut Street

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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

