



## ZONING BOARD OF APPEALS

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

J. RANDOLPH BECKER, CHAIRMAN  
RICHARD L. SEEGEL  
DAVID G. SHEFFIELD

LENORE R. MAHONEY  
EXECUTIVE SECRETARY  
TELEPHONE  
(781) 431-1019 EXT. 2208

ROBERT W. LEVY, VICE CHAIRMAN  
WALTER B. ADAMS  
DEREK B. REDGATE

ZBA 2019-68  
Petition of Paul Eklund  
17 Chatham Circle

---

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 8, 2019 at 7:30 pm in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Paul Eklund requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that enclosure of an existing nonconforming screen porch with less than required left side yard setbacks, at 17 Chatham Circle, in 20,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On July 9, 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 Paul and Marion Eklund, the Petitioner. Mr. Eklund said that they have lived at 17 Chatham Circle for 36 years. He said that the proposal is to enclose a porch that has been in existence since the house was built in 1941. He said that footprint and the height will remain the same. He said that the plan is to put windows where the screens are. He said that a small corner of the porch is 19 feet 6 inches from the side property line, just shy of the 20 foot requirement. He said that they notified all of their neighbors about their plans and have had nothing but positive feedback from them. He said that they do not believe that the change will be substantially more detrimental to the neighborhood.

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 17 Chatham Circle, in 20,000 square foot Single Residence District, with a minimum left side yard setback of 19.5 feet where 20 feet is required.

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 an existing nonconforming screen porch with less than required left side yard setbacks shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 6/12/19, stamped by William D. Halsing, Professional Land Surveyor, Existing Floor Plans and Elevation Drawings, dated 10/31/41, prepared by Gustav Hagen, and Proposed Floor Plans and Elevation Drawings, dated 6/14/19, prepared by Marion S. Eklund, and photographs were submitted.

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02459  
2019 AUG 22 P 5:21

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 an existing nonconforming screen porch with less than required left side yard setbacks 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 enclosure of an existing nonconforming screen porch with less than required left side yard setbacks, in accordance with the submitted plot plan and construction drawings.

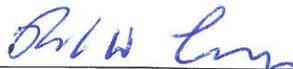
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed constructions plans.

If construction has not commenced, except for good cause, the Special Permit shall expire two years after the date time stamped on this decision.

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2019 AUG 22 P 2:22

ZBA 2019-68  
Petition of Paul Eklund  
17 Chatham Circle

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.

  
Robert W. Levy, Acting Chairman

  
Walter B. Adams

  
Derek B. Redgate

ZBA 2019-68  
Applicant Paul Eklund  
Address 17 Chatham Circle

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2019 AUG 22 P 2:22

**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

### ZONING DATA

ZONE: Single Residence 20

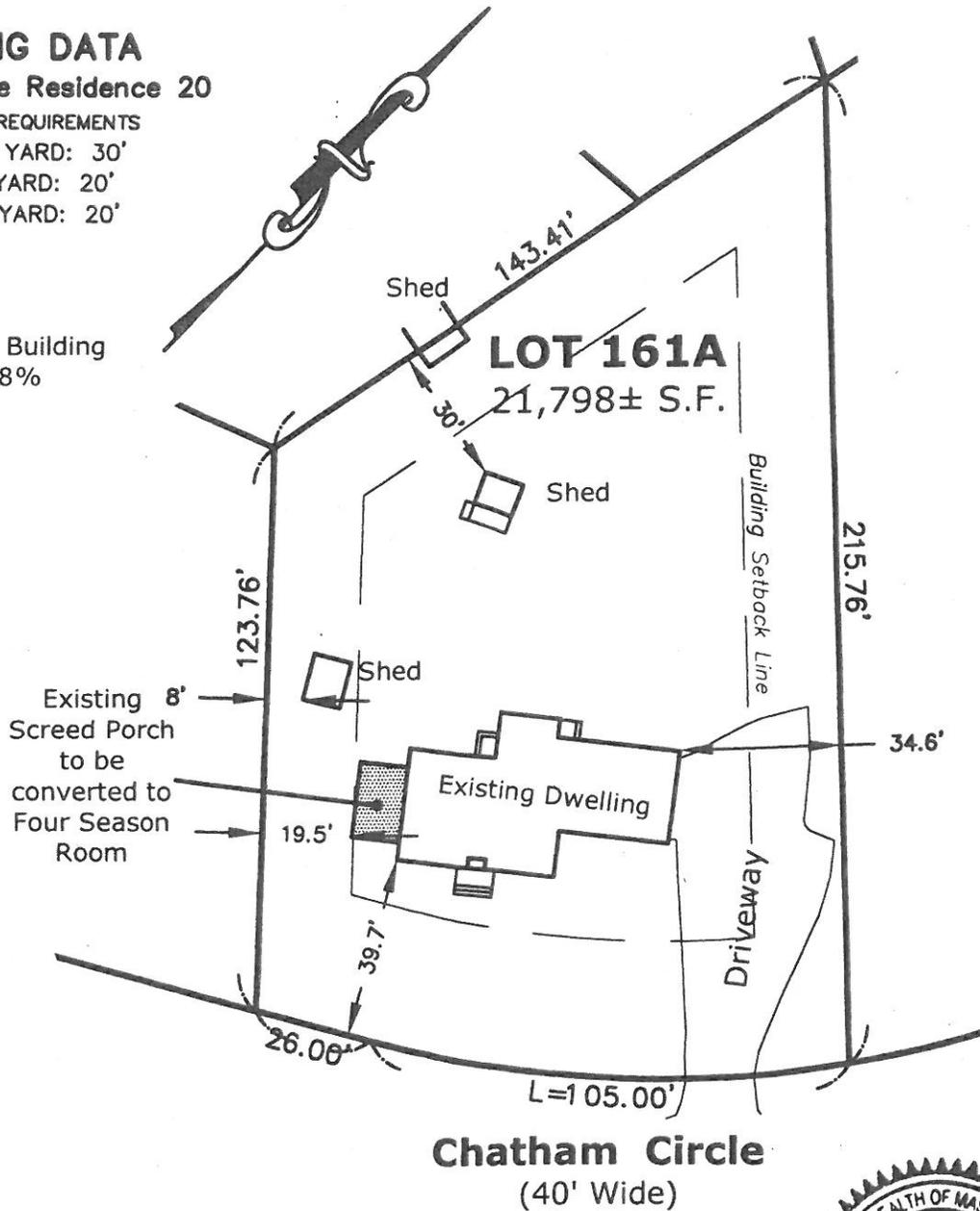
MINIMUM REQUIREMENTS

FRONT YARD: 30'

SIDE YARD: 20'

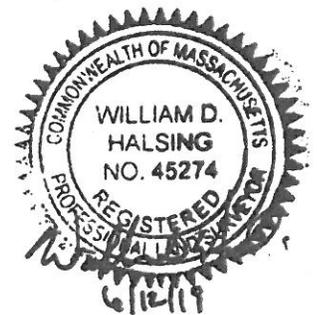
REAR YARD: 20'

Existing and  
Proposed Lot Building  
Coverage: 8.8%  
(1933 s.f.)



## Plot Plan

Located at  
**17 Chatham Circle**  
**Wellesley, MA**  
Prepared for  
**Marion Eklund**



**Land Planning, Inc.**

167 Hartford Avenue  
Bellingham, MA 02019  
508-966-4130

[bellingham@landplanninginc.com](mailto:bellingham@landplanninginc.com)

Date	6/12/19	Scale	1"=40'	Job	B2527
------	---------	-------	--------	-----	-------