

**ZONING BOARD OF APPEALS**

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

J. RANDOLPH BECKER, CHAIRMAN
ROBERT W. LEVY, VICE CHAIRMAN
DAVID G. SHEFFIELD

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

WALTER B. ADAMS
DEREK B. REDGATE
RICHARD L. SEEGEL

ZBA 2018-18- Extended
Petition of David & Myeong Coletta
39 Atwood Street

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, October 1, 2020 at 7:30 pm, on the petition of David & Myeong Coletta requesting extension of a Special Permit/Finding that was granted on May 17, 2018 for construction of a two-story addition with less than required left side yard and right side yard setbacks, on an existing nonconforming structure with less than required front yard, left side yard and right side yard setbacks and 50 feet of frontage, and expansion of an existing nonconforming garage with less than required right side yard setbacks, subject to a condition that there shall be no plumbing in the garage. The property is located at 39 Atwood Street, in a 10,000 square foot Single Residence District.

On June 19, 2020, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication. In accordance with Chapter 53 of the Acts of 2020, the hearing was scheduled for October 1, 2020.

Present at the public hearing was David Coletta, the Petitioner, who said that a special permit was approved a couple of years ago to widen the garage by 4 feet and to add a second floor. He said that he just recently started to work on the project and hopes to get it built in the spring. He said that he does not plan to move forward with the expansion at the corner of the house at this time.

Mr. Coletta said that he would like to put electrical in the garage so that he can add electric heat at some time. The Chairman confirmed that there will be no plumbing.

The Chairman confirmed that the plans have not changed. He said that extension would be granted for one year.

There was no member of the public wished to speak to the petition.

Statement of Facts

The subject property is located at 39 Atwood Street, in a 10,000 square foot Single Residence District, with a minimum front yard setback of 19.1 feet, a minimum left side yard setback of 7.1 feet, a minimum right side yard setback of 11.2 feet, and 50 feet of frontage. The existing nonconforming garage has a minimum right side yard setback of 1.2 feet.

The Petitioner is requesting extension of a Special Permit/Finding that was granted on May 17, 2018 for construction of a two-story addition with less than required left side yard and right side yard setbacks, on an existing nonconforming structure with less than required front yard, left side yard and right side yard

setbacks and 50 feet of frontage, and expansion of an existing nonconforming garage with less than required right side yard setbacks, subject to a condition that there shall be no plumbing in the garage.

On September 23, 2020, the Planning Board reviewed the petition and recommended that the Special Permit be extended.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

Extension of a Special Permit that was granted on May 17, 2018 for construction of a two-story addition with less than required left side yard and right side yard setbacks, on an existing nonconforming structure with less than required front yard, left side yard and right side yard setbacks and 50 feet of frontage, and expansion of an existing nonconforming garage with less than required right side yard setbacks is granted, subject to the following conditions:

1. There shall be no plumbing in the garage.
2. This extension shall expire one year after the date stamped on the decision.

ZBA 2018-18- Extended
Petition of David & Myeong Coletta
39 Atwood 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.

Robert W. Levy, Acting Chairman

David G. Sheffield

Derek B. Redgate

ZBA 2018-18 - Extended
Applicant David & Myeong Coletta
Address 39 Atwood street

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