



ZONING BOARD OF APPEALS

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

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ZBA 2015-44

Petition of Robert Ostrowski, Trustee
 Irrevocable Trust for Laurie Ostrowski Duvall
 2 Boulder Brook Road

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 WELLESLEY MA 02482
 2015 MAY 21 P 12:09

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 7, 2015, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of ROBERT OSTROWSKI, TRUSTEE, IRREVOCABLE TRUST FOR LAURIE OSTROWSKI DUVALL requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that construction of a 1.5 story garage addition with less than required side yard setbacks, and construction of a one-story addition that will meet all setback requirements, on a corner lot with less than required front yard and side yard setbacks, in a 10,000 square foot Single Residence District, at 2 BOULDER BROOK ROAD, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On April 21, 2015, 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 were Laurie Ostrowski Duvall, Kevin Duvall and Shannon Scarlett, Architect.

Ms. Duvall said that the proposal is to extend the family room to encourage more light and improve the openness and flow of the home. She said that they would like to create a functioning garage that can reasonably fit a regular sized car. She said that the existing garage cannot accommodate a car. She said that the improvements will stay within the architectural integrity of the cottage cape style home. She said that they contacted the neighbors, who supported the petition.

Ms. Scarlett said that the project went through three iterations. She said that they initially thought that, in order to make a functioning garage, they might need a variance. She said that because there is nothing about the lot that is particularly hardship oriented, they tried to see if there were other ways to achieve that within the lot but still requiring a special permit. She said that the first option that they looked at was stealing two feet out of the existing kitchen and building into the house. She said that proved to be difficult and expensive to do. She said that the next option was to max out the length of the garage. She said that you would still have to go through the narrow part of the garage but once you got past that, you could widen it to the end of the existing house. She said that the proposed solution makes the garage a little bit bigger and longer. She said that it will stay within the line of the existing garage. She said that it will be a little taller than the existing garage. She said that the owners wanted to gain some lost space above the garage.

Ms. Scarlett said that the second part of the project is a small addition off of the back for a family room addition.

The Board confirmed that the stair goes up to the loft space.

The Board asked if there was any way to bring the addition to the garage in another half foot to conform to the side yard setback. Ms. Scarlett said that it is very tight at nine feet. She said that to drive a car through the space that is next to the house will still be a challenge. Mr. Duvall said that they have to drive around the steps to get to the garage. Ms. Scarlett said that they tried many options. The Board said that they did a nice job carrying the salt box style of the garage, even though there will be a second floor on it. The Board said that the back corner will be the lowest.

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 2 Boulder Brook Road, on a corner lot in a 10,000 square foot Single Residence District, with a minimum front yard setback of 26.7 feet from Weston Road, and a minimum side yard setback of 19.5 feet.

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 construction of a 1.5 story garage addition with less than required side yard setbacks, and construction of a one-story addition that will meet all setback requirements, on a corner lot with less than required front yard and side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 3/30/15, stamped by Joseph R. Porter, Professional Land Surveyor, and Existing & Proposed Floor Plans and Elevation Drawings, dated 3/18/15, prepared by Shannon Taylor Scarlett Architects, and photographs were submitted.

On May 4, 2015, the Planning Board reviewed the petition and recommended that the special permit be granted.

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 although construction of a 1.5 story garage addition with less than required side yard setbacks, and construction of a one-story addition that will meet all setback requirements, on a corner lot with less than required front yard and side yard setbacks is increasing a nonconformity, such increase shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of a 1.5 story garage addition with less than required side yard setbacks, and construction of a one-story addition that will meet all setback requirements, on a corner lot with less than required front yard and 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, this Special Permit shall expire two years after the date time stamped on this decision.

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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.


Richard L. Seegel, Chairman


Robert W. Levy


Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm

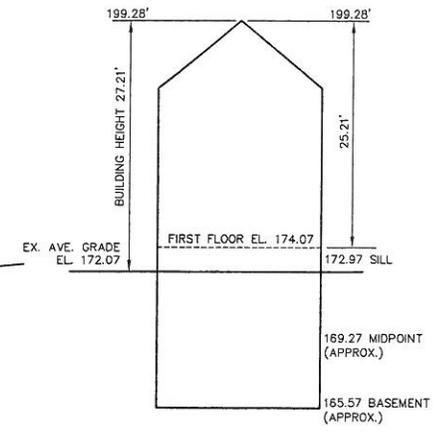
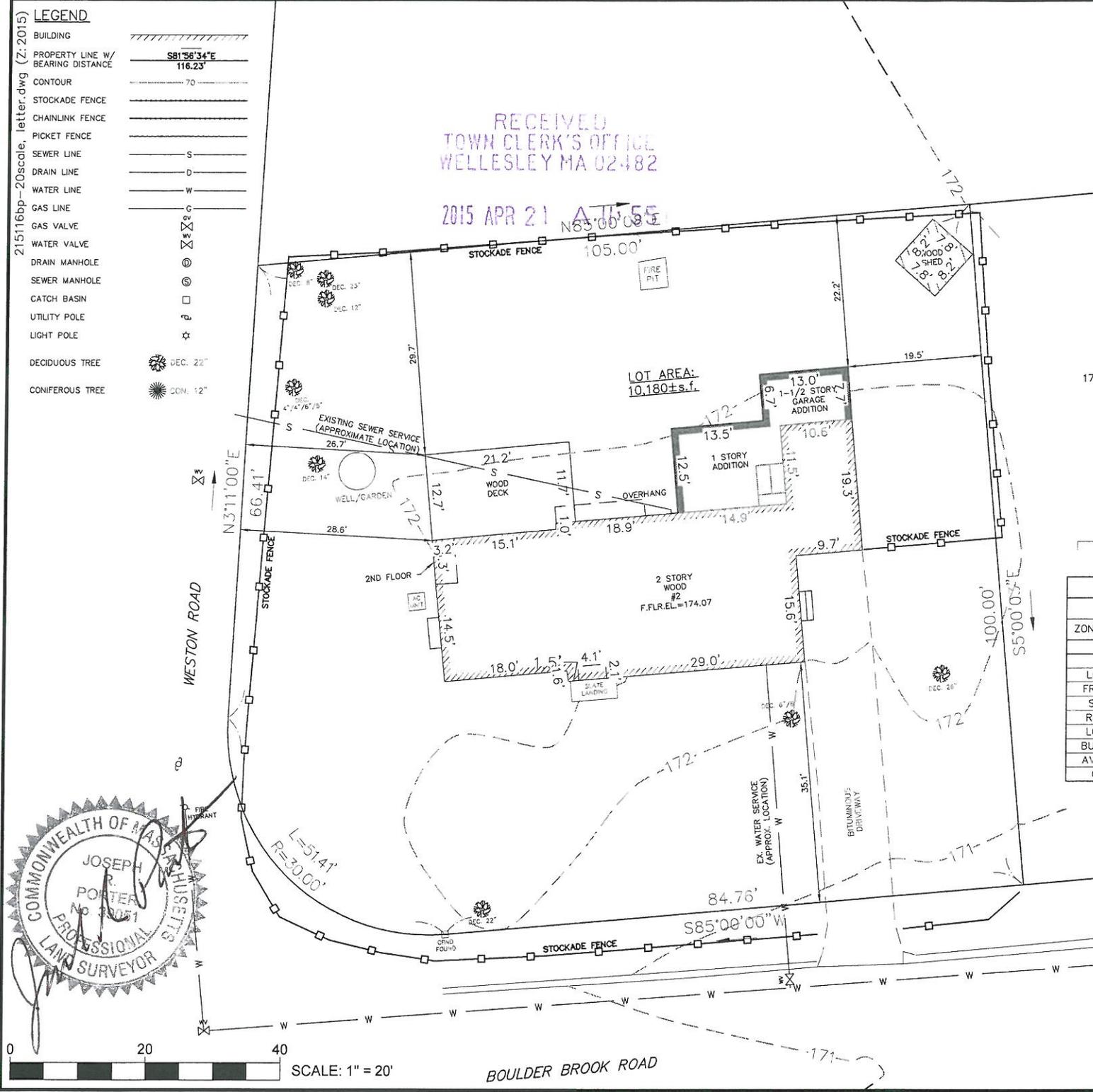
215116pp-20scale, letter.dwg (Z: 2015)

LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE S81°56'34"E 116.23'
- CONTOUR 70
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE S
- DRAIN LINE D
- WATER LINE W
- GAS LINE G
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE DEC. 22°
- CONIFEROUS TREE CON. 12°

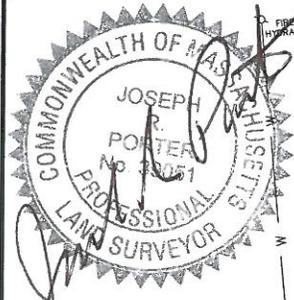
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2015 APR 21 A-77-55



AVERAGE FINISHED GRADE
172.0+171.87+171.85+172.0+172.28+172.14+172.34=172.07

ZONING CHART			
WELLESLEY, MASSACHUSETTS			
ZONE: SR-10	REGULATION	REQUIRED	SUBMISSION: PROPOSED
	REGULATION	REQUIRED	EXISTING PROPOSED
	LOT AREA	10,000s.f.	10,180±s.f. 10,180±s.f.
	LOT FRONTAGE	60.0'	84.76' 84.76'
	FRONT SETBACK	30.0'	28.6' 28.6'
	SIDE SETBACK	20.0'	19.5' 19.5'
	REAR SETBACK	10.0'	29.7' 29.7'
	LOT COVERAGE	25%	14.27% 16.91%
	BUILDING HEIGHT	36.0'	27.21' 27.21'
	AVERAGE GRADE	-	172.07' 172.07'
	OPEN SPACE	-	-



TOPOGRAPHIC SITE PLAN
WELLESLEY, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS
AT #2 BOULDER BROOK ROAD
SCALE: 1in.=20ft. DATE: MARCH 30, 2015

PROJECT: 215116
VTP
ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271