



ZONING BOARD OF APPEALS

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

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2015 JUL 23 P 3:38
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ZBA 2015-62
 Petition of Matt & Pam Wohl
 6 Cartwright Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 9, 2015, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of MATT & PAM WOHL requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing two-car garage and greenhouse foundation and construction of a three-car garage with a recreation room above, on an existing nonconforming structure with less than required side yard setback, at 6 CARTWRIGHT ROAD, on a corner lot in a 20,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On June 22, 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 was Christopher Hall, Architect, on behalf of Matt and Pam Wohl, the Petitioner. He said that the request is for a special permit to construct an addition to a pre-existing nonconforming house. He said that when the property was surveyed it was discovered that the southeast corner clipped the side yard setback by .8 inches.

Mr. Hall said that the request was to expand the mudroom, remove a two-car garage and replace it with a three-car garage. He said that the greenhouse foundation was a greenhouse until the roof caved in this past winter. He said that upstairs will be a rec room and workout area. He said that all of the new construction will comply with Zoning. He said that the TLAG is under the threshold for Large House Review.

The Board said that Mr. Hall submitted a height calculation for the garage. Mr. Hall said that it will be 28.3 feet, which is below the house by several feet. The Board said that no dimension is shown for the cupola. Mr. Hall said that the cupola's spire is exempt from height requirements.

The Board asked if the Petitioner spoke with the neighbors. Mr. Hall said that to the best of his knowledge the Petitioner did speak with the neighbors and they were happy to see a garage with a roof that was not flat and the change of appearance of the greenhouse. He said that he was speaking on behalf of the Applicant.

The Board asked about part of a neighbor's fence being on this property. Mr. Hall said that he did not think that there were any issues with the neighbors. He said that they all knew about the project.

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 6 Cartwright Road, on a corner lot in a 20,000 square foot Single Residence District, with a minimum side yard setback of 19.2 feet.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing two-car garage and greenhouse foundation and construction of a three-car garage with a recreation room above, on an existing nonconforming structure with less than required side yard setback, on a corner lot in a 20,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

An As Built Plot Plan, dated 5/1//15 and a Building Permit Plot Plan, dated 6/15/15, stamped by Matthew D. Smith, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 6/17/15, prepared by Christopher Hall Architect, Inc., and photographs were submitted.

On July 7, 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 demolition of an existing two-car garage and greenhouse foundation and construction of a three-car garage with a recreation room above, on an existing nonconforming structure with less than required side yard setback, on a corner lot in a 20,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, as it shall neither increase an existing nonconformity nor create a new nonconformity.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for demolition of an existing two-car garage and greenhouse foundation and construction of a three-car garage with a recreation room above, on an existing nonconforming structure with less than required side yard setback, on a corner lot in a 20,000 square foot Single Residence District, 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.

2015 JUL 23 P 11:33
PLANNING BOARD
CITY OF WILMINGTON
DELAWARE

ZBA 2015-62
Petition of Matt & Pam Wohl
6 Cartwright Road

2015 JUL 23 P 3:38
TOWN CLERK'S OFFICE
WILLETSLEY MA 02462

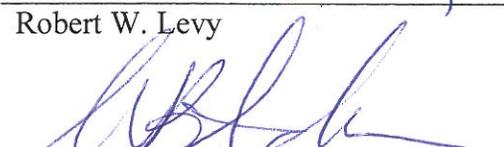
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



J. Randolph Becker, Acting Chairman



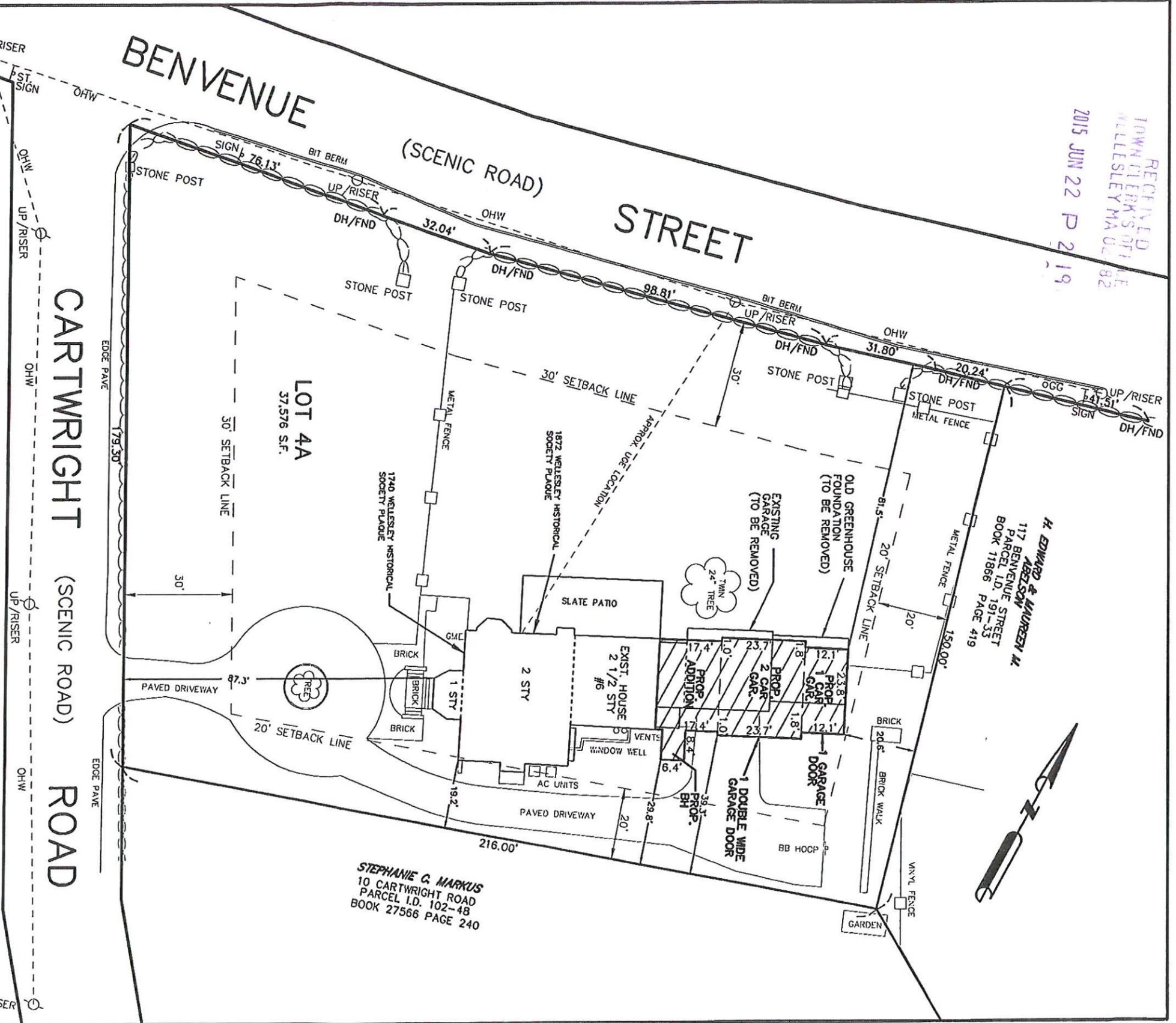
Robert W. Levy



Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm

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WELLESLEY MA 02158
2015 JUN 22 P 2 19



OWNER
PAMELA A. CASEY
MATTHEW S. WOHL
6 CARTWRIGHT ROAD
WELLESLEY, MA 02482

ZONE CLASSIFICATION
SR20 - SINGLE RESIDENCE
ASSESSORS
PARCEL I.D. 102-37

BUILDING LOT COVERAGE
EXISTING = 3619.8 S.F. (9.6%)
PROPOSED = 3934.2 S.F. (10.5%)

I CERTIFY THE ABOVE SHOWN LOT IS IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WELLESLEY MAP 25021C0016E DATED JULY 17, 2012.

I CERTIFY THE HOUSE SHOWN ON THIS PLAN WAS LOCATED FROM AN ACTUAL INSTRUMENT SURVEY AND IS CORRECTLY SHOWN ON THIS PLAN.



WELLESLEY, MASS.

**BUILDING PERMIT
PLOT
PLAN OF LAND**

SCALE: 1"=30' DATE: JUNE 15, 2015

NORWOOD ENGINEERING COMPANY, INC.
1410 BOSTON-PROVIDENCE HIGHWAY (ROUTE 1)
NORWOOD, MASS. 02062

STEPHANIE G. MARKUS
10 CARTWRIGHT ROAD
PARCEL I.D. 102-48
BOOK 27566 PAGE 240

969402BPP.DWG(SC)

NOTEBOOK REFERENCE: 1178/32 JOB NO. 9694-02