



## ZONING BOARD OF APPEALS

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

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2015 JUL 23 P 3:37  
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 WELLESLEY MA 02482

ZBA 2015-63  
 Petition of Chris Matheson  
 56 Sheridan Road

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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 CHRIS MATHESON 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 covered porch with a second story addition above and construction of a two-story addition that will meet all setback requirements, on an existing nonconforming structure with less than required side yard setbacks, on an 11,354 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 56 SHERIDAN ROAD, 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 were Tom Timko, Architect, and Chris Matheson, the Petitioner.

Mr. Timko said that the request is for relief for nonconforming lot size and a side yard setback on the opposite side from the proposed construction. He said that all of the work will be conforming. He said that the proposal is to add 230 square feet by extending an existing sunroom and add a second story above. He said that they worked with the original design of the house.

The Board asked if the Petitioner spoke with the neighbors. Mr. Matheson said that his wife spoke with all of the neighbors in the vicinity but did not share the plans. He said that the neighbors were supportive.

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 56 Sheridan Road, on an 11,354 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, with a minimum side yard setback of 16.6 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 covered porch with a second story addition above and construction of a two-story addition that will meet all setback requirements, on an

existing nonconforming structure with less than required side yard setbacks, on an 11,354 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 6/14/15, stamped by Michael P. Clancy, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, prepared by Copper Beech Design, 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 construction of a covered porch with a second story addition above and construction of a two-story addition that will meet all setback requirements, on an existing nonconforming structure with less than required side yard setbacks, on an 11,354 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, 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 construction of a covered porch with a second story addition above and construction of a two-story addition that will meet all setback requirements, on an existing nonconforming structure with less than required side yard setbacks, on an 11,354 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, 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.

MAILED  
WALTERS OFFICE  
LISLEY MA 02446  
2015 JUL 23 P 3:37

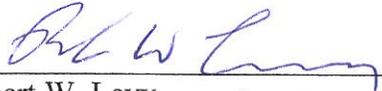
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56 Sheridan Road

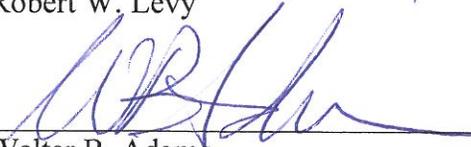
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WILLESTON MA 02498

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.

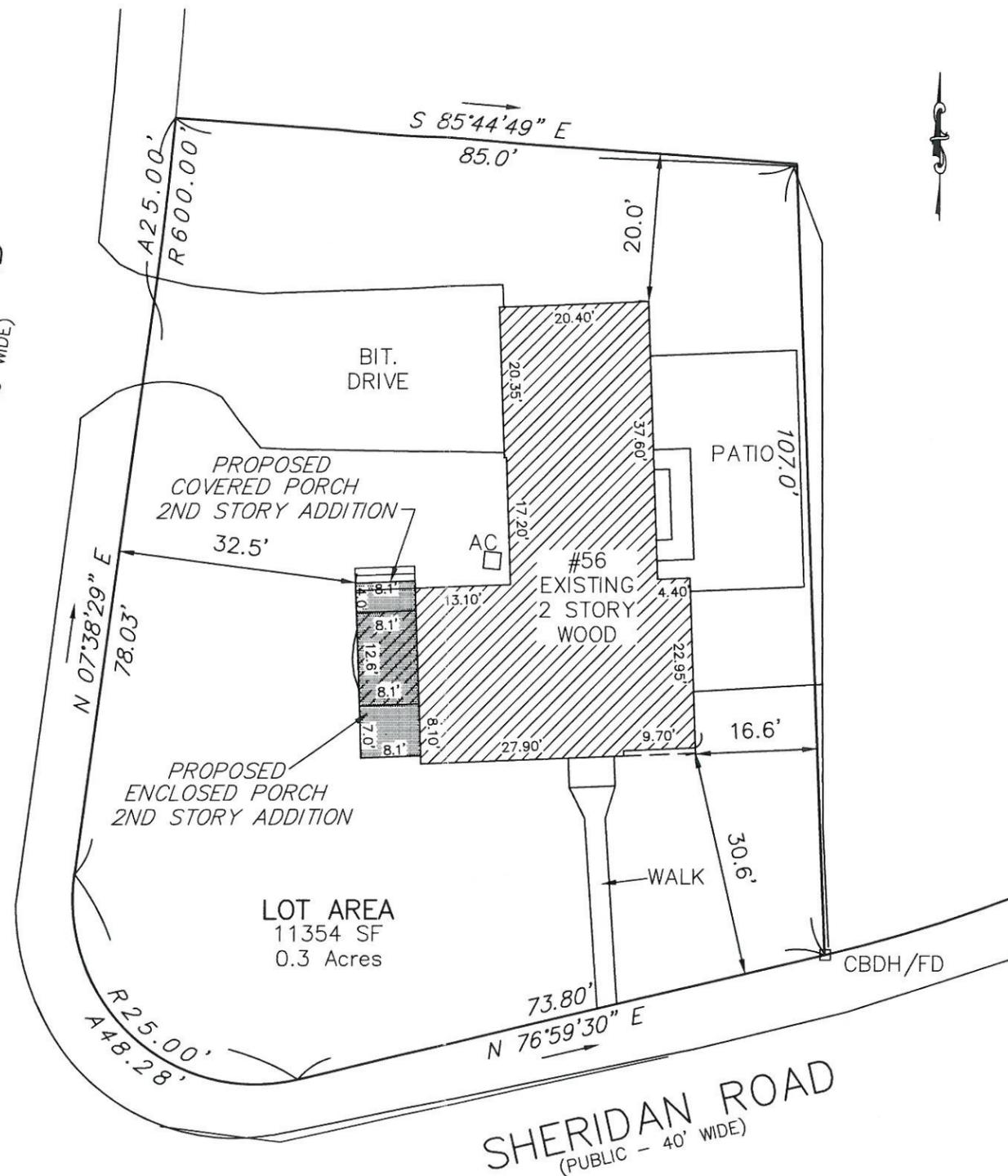
  
J. Randolph Becker, Acting Chairman

  
Robert W. Levy

  
Walter B. Adams

cc: Planning Board  
Inspector of Buildings  
lrm

MADISON ROAD  
(PUBLIC - 40' WIDE)



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WELLESLEY MA 02482  
2015 JUN 22 P 2:13

PREPARED FOR

CHRISTOPHER MATHESON  
NICOLE MATHESON  
56 SHERIDAN RD.  
WELLESLEY, MA 02481

NOTES:

1. ZONING CLASSIFICATION - SR-15
2. PLAN REFERENCES:  
NORFOLK REGISTRY OF DEEDS BK. 2255 PG. 108  
NORFOLK REGISTRY OF DEEDS 64 OF 2004
3. LOCUS DEED:  
NORFOLK REGISTRY OF DEEDS BK. 30194 PG. 108  
ASSESSORS PARCEL ID 16-38
4. EXISTING LOT COVERAGE =  $1747/11,354 = 15.4\%$
5. PROPOSED LOT COVERAGE =  $1836/11,354 = 16.2\%$



PLOT PLAN  
56 SHERIDAN ROAD  
WELLESLEY, MASS.

SCALE: 1"=20' JUNE 14, 2015

C & G SURVEY COMPANY  
37 JACKSON ROAD  
SCITUATE, MA. 02066  
1-877-302-8440