



ZONING BOARD OF APPEALS

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

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ZBA 2015-94
 Petition of Young Kim & Suk Chin Yi
 22 Willow Park

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 WELLESLEY MA 02482
 2015 DEC 17 P 2:21

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, December 3, 2015, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Young Kim and Suk Chin Yu requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing structure and construction of a new two-story structure that will meet all setback and height requirements, on a 13,907 square foot lot in a Single Residence District in which the minimum lot size is 15,000 square feet, at 22 Willow Park, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On November 16, 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 Laurence Shind, Esq., and Roger Kane, Kane Built, Inc., representing Kim Young and Suk Chin Yu, the Petitioner.

Mr. Shind said that the application is essentially a companion to a petition that was brought before the Board in September for a neighboring property at 18 Willow Park.

Mr. Shind said that this is a slightly undersized lot with 13,907 square feet in a district in which the minimum lot size is 15,000 square feet. He said that the proposal is to reconstruct a house which involves demolition of the existing house and construction of a new house. He said that the existing house is a small outdated ranch that was built in 1951. He said that the existing house has 1,000 square feet of living area. He said that the proposed new house will comply with all Zoning and dimensional setbacks. He said that it will have a finished living area of 3,487 square feet. He said that lot coverage will increase from 7.5 percent to just over 13 percent, which is less than the 20 percent limit. He said that the Total Living Area plus Garage (TLAG) of 3,487 square feet will be well within the 4,300 square foot threshold for the district and will be within the 3,600 square foot threshold for a 10,000 square foot Single Residence District. He said that the Planning Board did comment that this is more representative of a 10,000 square foot district. He said that the neighborhood is starting to transition from a mix of small capes and colonials that were built just after World War II to newer and larger homes. He said that they feel that this project will fit within the neighborhood style.

A Board member confirmed that the owner at 22 Willow Park is also the owner of 17 Willow Park.

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 22 Willow Park, on a 13,907 square foot lot in a Single Residence District in which the minimum lot size is 15,000 square 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 structure and construction of a new two-story structure that will meet all setback and height requirements, on a 13,907 square foot lot in a Single Residence District in which the minimum lot size is 15,000 square feet, at 22 Willow Park, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

An Existing Plot Plan & a Proposed Plot Plan, dated 10/22/15, stamped by Alfred M. Berry, Professional Land Surveyor, 500-ft Rule Letter to Michael Grant, Wellesley Building Inspector, dated 10/22/15, stamped by Scott P. Hayes, Professional Engineer, Proposed Floor Plans and Elevation Drawings, dated 7/15/15, prepared by Alicia B. Macy, Architect, and photographs were submitted.

On December 1, 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 structure and construction of a new two-story structure that will meet all setback and height requirements, on a 13,907 square foot lot in a Single Residence District in which the minimum lot size is 15,000 square feet, 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 structure and construction of a new two-story structure that will meet all setback and height requirements, on a 13,907 square foot lot in a Single Residence District in which the minimum lot size is 15,000 square feet, 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



David G. Sheffield



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm

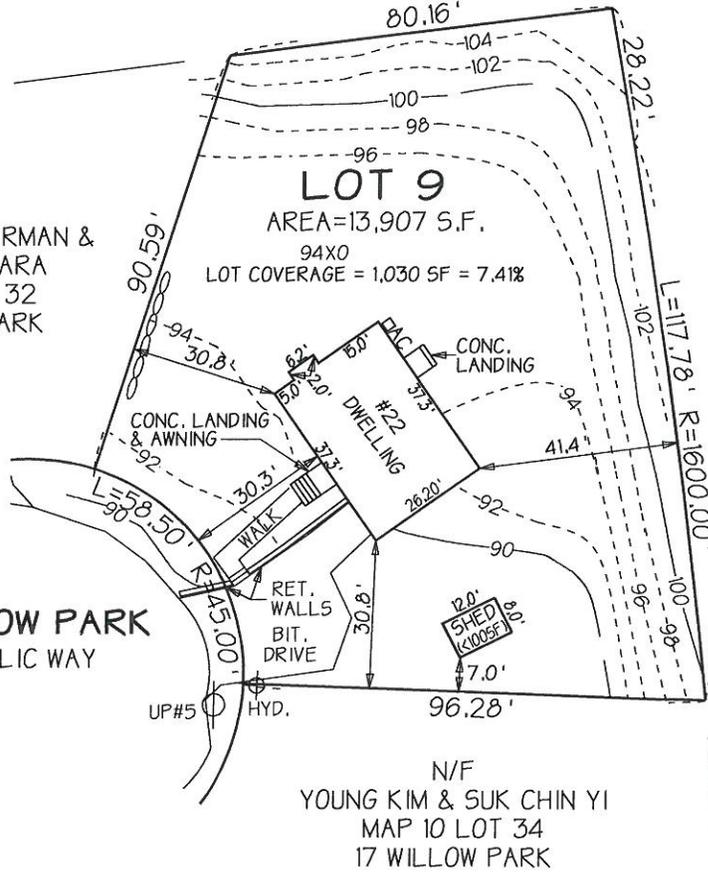


N/F
FREDERIC G SHERMAN &
JUDITH MISHARA
MAP 10 LOT 32
18 WILLOW PARK

WILLOW PARK
PUBLIC WAY

BURKE LANE
PUBLIC WAY

WORCESTER ST. (RT. 9)
PUBLIC WAY

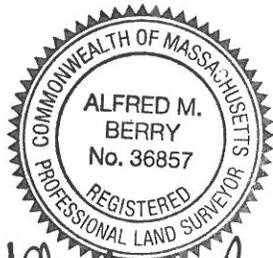


N/F
YOUNG KIM & SUK CHIN YI
MAP 10 LOT 34
17 WILLOW PARK

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SITE DATA

22 WILLOW PARK, WELLESLEY
RECORD OWNERS: YOUNG KIM & SUK CHIN YI
ASSESSORS MAP 10 LOT 33
DEED BOOK 12953 PAGE 81
PLAN NO. 966 OF 1950
ZONE SRD 15 - TABLE 1
FRONT YARD: 30-FT
SIDE YARD: 20-FT
REAR YARD: 15-FT



Alfred M. Berry

**EXISTING PLOT PLAN
22 WILLOW PARK
WELLESLEY, MASSACHUSETTS**

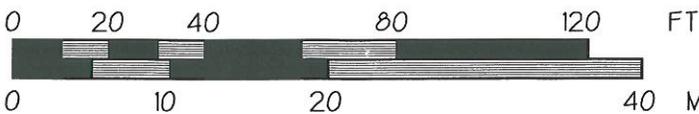
PREPARED FOR:
KANE BUILT, INC.
P.O. BOX 620-636
NEWTON LOWER FALLS, MA 02462

DATE: OCTOBER 22, 2015
SCALE: 1"=40'

www.foresite1.com

MAX. TLAG = 4,300 S.F. (WITHOUT LHR)
MAX. LOT COVERAGE = THE GREATER OF 20% OF
LOT AREA OR 2,500 SQ.FT.

GRAPHIC SCALE



**FORESITE
ENGINEERING**

ENGINEERING SURVEYING PLANNING

16 Gleasondale Road Suite 1-1
Stow, Massachusetts 01775

Phone: (978)461-2350

1940EX.2D



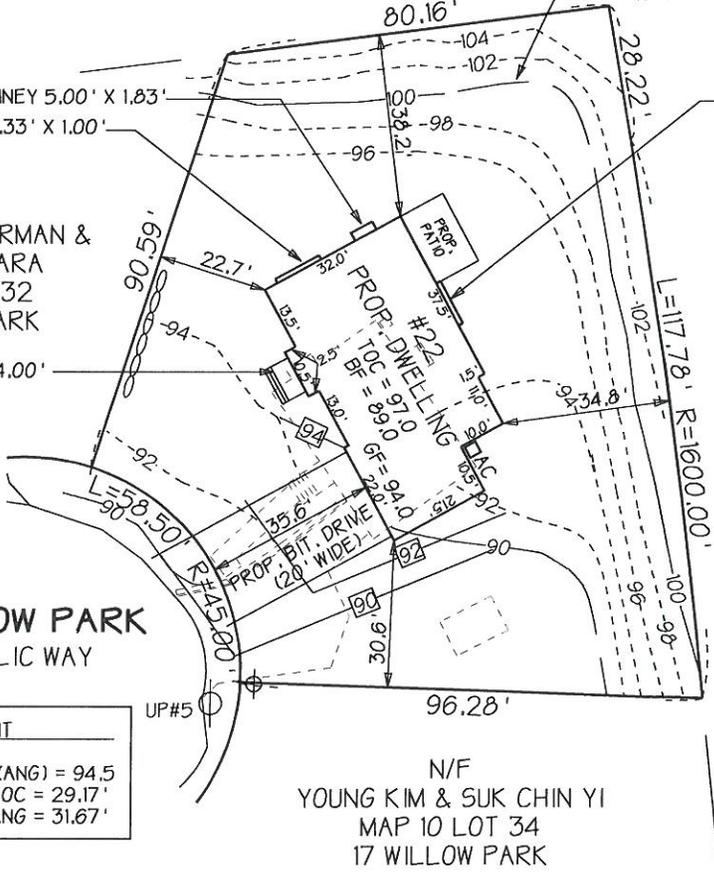
BURKE LANE
PUBLIC WAY

LOT 9

AREA=13,907 S.F.
PROP. LOT COVERAGE = 1,860 SF = 13.37%

CHIMNEY 5.00' X 1.83'
BAY WINDOW 10.33' X 1.00'
N/F
FREDERIC G SHERMAN &
JUDITH MISHARA
MAP 10 LOT 32
18 WILLOW PARK
PORTICO 8.00' X 4.00'
(32 SF <50 SF)

BAY WINDOW 10.33' X 1.00'
WORCESTER ST. PUBLIC WAY



WILLOW PARK
PUBLIC WAY

N/F
YOUNG KIM & SUK CHIN YI
MAP 10 LOT 34
17 WILLOW PARK

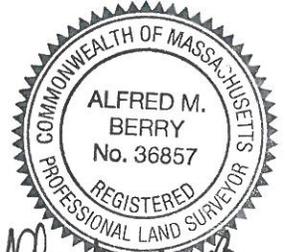
PROPOSED DWELLING HEIGHT
PROPOSED TOC = 97.0
AVERAGE NATURAL GRADE (ANG) = 94.5
PROPOSED HEIGHT ABOVE TOC = 29.17'
PROPOSED HEIGHT ABOVE ANG = 31.67'

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1215 1961 16 P 2:37

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Alfred M. Berry

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LOT AREA OR 2,500 SQ.FT.

PROPOSED PLOT PLAN
22 WILLOW PARK
WELLESLEY, MASSACHUSETTS

PREPARED FOR:
KANE BUILT, INC.
P.O. BOX 620-636
NEWTON LOWER FALLS, MA 02462

DATE: OCTOBER 22, 2015
SCALE: 1"=40'

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