



ZONING BOARD OF APPEALS

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

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 2015 DEC 17 P 2: 29

ZBA 2015-97
 Petition of Lorraine Johnson
 44 Woodridge Road

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 Lorraine Johnson requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a one-story addition with less than required left side yard setbacks, on an existing nonconforming structure with less than required left side yard setbacks, in a 20,000 square foot Single Residence District, at 44 Woodridge Road, 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 was Jacob Lilley, Architect, representing Lorraine and Kimber Johnson, the Petitioner. He said that the Petitioners had hoped to be present at the public hearing but their daughter is a member of the Armed Services and was deployed to the Middle East tonight.

Mr. Lilley said that the request is for a special permit. He said that by today's standards, the house is modest. He said that it is a collection of single story and 1.5 story buildings. He said that it is probably not marketable further down the road. He said that the Johnsons are not too far from retirement and see themselves living in the house for another seven years or so. He said that they would like to make some improvements to the house, make it more marketable, and perhaps discourage someone from wanting to tear the house down.

Mr. Lilley said that the house has a pre-existing nonconformity with a garage with a side yard setback of 9.5 feet. He said that the proposed addition is a family room and kitchen that takes its cues from the existing structure, both in its scale and orientation. He said that the house is somewhat of a pinwheel. He said that the addition will be off to the backyard. He said that it will be a single story structure. He said that the detail and scale will mimic the existing house. He said that the addition will be no higher than 17 feet. He said that they tried to keep the addition within the 20 foot setback. He said that there were limitations about how close the addition would come to the corner of the house, which has been susceptible to a lot of problems. He said that, given that there is a pre-existing nonconformity, they looked at the best approach to make the space work and be sensitive to the setback. He said that they ended up straddling the setback by 12 inches on the far rear corner.

The Chairman said that a Total Living Area plus Garage (TLAG) was not submitted. Mr. Lilley said that he has done the calculations and the structure will be under the threshold for Large House Review (LHR). He said that he will submit it to the Board.

A Board member asked about the grading difference at the rear. He asked if a substantial amount of grading will be done within the setback to accommodate the addition. Mr. Lilley said that the landscaping is still a work in progress. He said that the addition will align with the patio. He said that the void between the existing patio and the proposed house will match up so that you can walk directly out onto the patio. He said that allows the addition to nestle into the existing grade at the back side. He said that with some finesse, it will align with the patio. He said that they do not see much grading adjustment.

A Board member asked if the addition will be at the same floor elevation as the existing house. Mr. Lilley said that the primary floor is what it will align with. The Board member asked about the proposed location of the air conditioning units. Mr. Lilley said that they are shown on the plot plan in their proposed location.

A Board member said that the addition is close to the side yard setback. Mr. Lilley said that circulation around the kitchen island is about as tight as they would like to make it. He said that where the addition meets the building is a confluence of roofs where there are water and ice problems. He said that they will put in a French drain and waterproof the inside corner and pipe out to a drywell to relieve some of the problems. He said that ideally he would have shifted the volume away from the house. He said that they tried to take all of the factors into account including circulation of space and proximity to the existing house.

The Chairman asked why the addition was not moved over to abut the existing house. Mr. Lilley said that the existing house has well detailed eaves conditions. He said that they did not want to block one mass and push it up against another. He said that they would have a transitional piece in an ideal situation to avoid massing together. He said that this is not the most appropriate design architecturally. A Board member said that they will be saving a window in the reveal area at the second floor. Mr. Lilley said that they will have to rebuild the dormer. He said that one of the goals would be to run the dormer up to the 1.5 story piece to help with the snow and ice problems down the road.

A Board member said that the proposed addition will be a single story. He said that there will not be much impact for the 10 inches in the setback. He said that he would be concerned if this was to be a two story addition. Mr. Lilley said that the addition will be under 600 square feet and only 17 square feet will be in the setback area.

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 44 Woodridge Road, in a 20,000 square foot Single Residence District, with a minimum left side yard setback of 9.6 feet.

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The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a one-story addition with less than required left side yard setbacks, on an existing nonconforming structure with less than required left side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 11/9/15, stamped by Bradley J. Simonelli, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 11/10/15, prepared by Jacob Lilley Architects, and photographs were submitted.

On December 1, 2015, the Planning Board reviewed the petition and recommended that action on the Special Permit be deferred.

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 one-story addition with less than required left side yard setbacks, on an existing nonconforming structure with less than required left side yard setbacks is increasing a nonconformity, such increase shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of a one-story addition with less than required left side yard setbacks, on an existing nonconforming structure with less than required left side yard setbacks, subject to the following condition:

- TLAG calculations shall be submitted.

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.

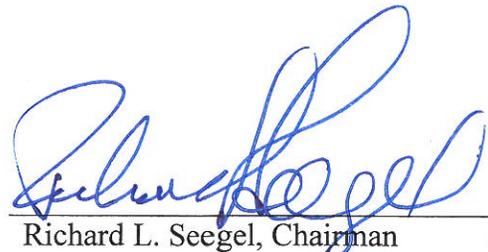
If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

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ZBA 2015-97
Petition of Lorraine Johnson
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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.

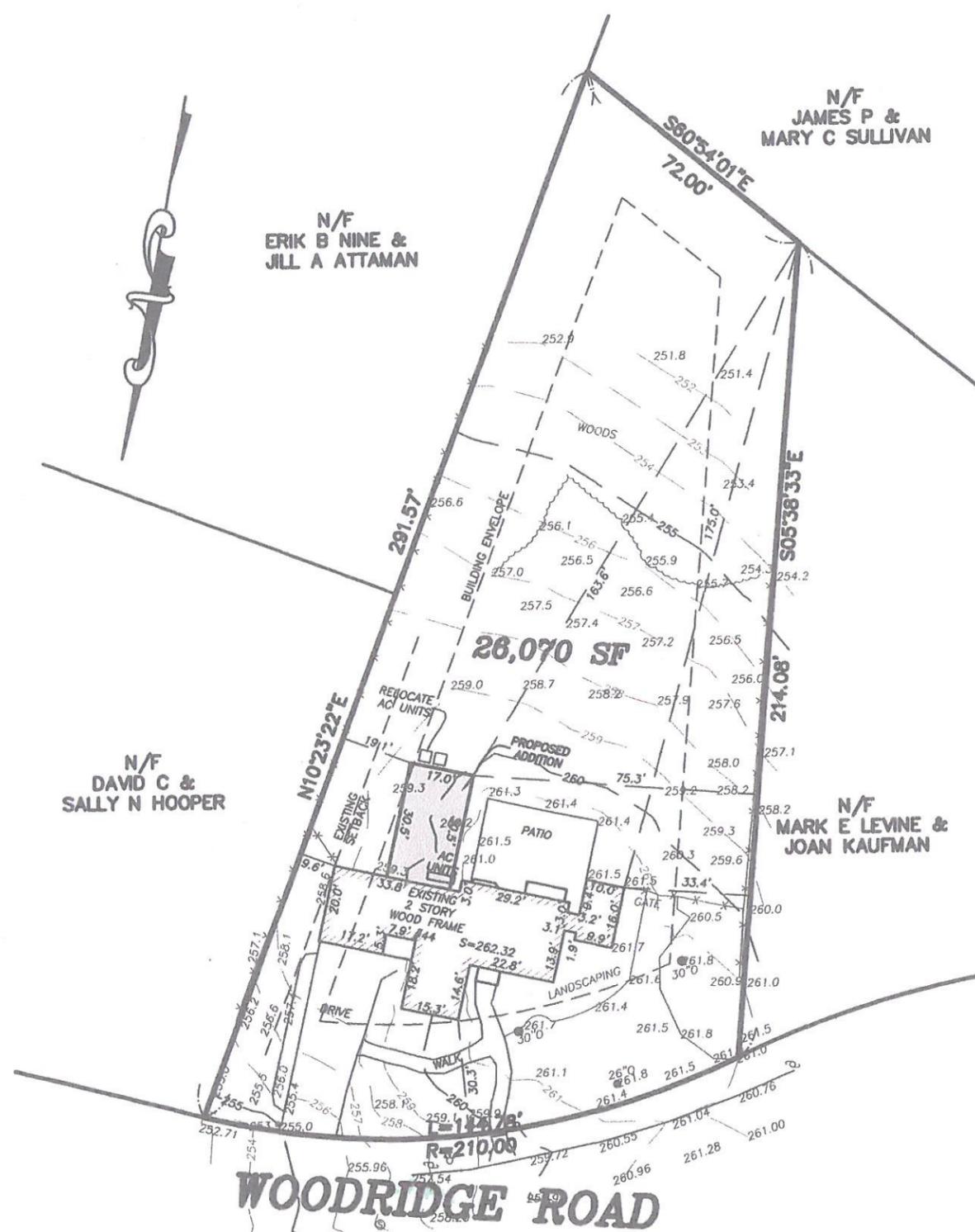

Richard L. Seegel, Chairman


David G. Sheffield


Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm

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ZONING INFORMATION: SINGLE RESIDENCE 20 (SR20)

	REQUIRED	ACTUAL	PROPOSED
MINIMUM LOT AREA	20,000 SF	26,070 SF	26,070 SF
MINIMUM LOT FRONTAGE	60 FEET	144.78 FEET	144.78 FEET
MINIMUM FRONT SETBACK	30 FEET	30.3 FEET	30.3 FEET
MINIMUM SIDE YARD	20 FEET	9.6 FEET	9.6 FEET (19.1 FEET AT ADDITION)
MINIMUM REAR YARD	20 FEET	175.0 FEET	163.6 FEET
MAXIMUM BUILDING COVERAGE	18%	6.6%	8.3%
MAXIMUM LOT COVERAGE	4692 SF	1719 SF	2161 SF
MAXIMUM BUILDING HEIGHT	36 FEET		
MAXIMUM BUILDING HEIGHT	2 1/2 STY	2 1/2 STY	2 1/2 STY

N/F
DAVID C &
SALLY N HOOPER

N/F
ERIK B NINE &
JILL A ATTAMAN

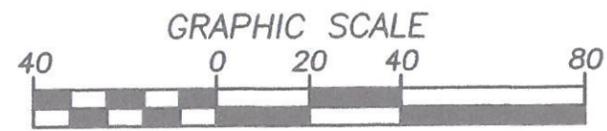
N/F
JAMES P &
MARY C SULLIVAN

N/F
MARK E LEVINE &
JOAN KAUFMAN



ZBA PLAN OF LAND
SHOWING PROPOSED ADDITION
44 WOODRIDGE ROAD
WELLESLEY, MASS.

WOODRIDGE ROAD



108-05

TOWN OF WELLESLEY
MAP 101 PARCEL 11

NORFOLK COUNTY
REGISTRY OF DEEDS
BOOK 13,413 PAGE 479
PLAN IN BOOK 2132 PAGE 433

OWNER/APPLICANT:
KIMBER & LORRAINE JOHNSON

Field Resources, Inc.
LAND SURVEYORS

NOVEMBER 9, 2015 SCALE 1"=40'
P.O. BOX 324 281 CHESTNUT ST.
AUBURN, MA NEEDHAM, MA.
508 832 4332 781 444 5936
fieldresources@hotmail.com