



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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86-35

Petition of Susanne & Willian Knowles (The Stitchery, Inc.)
204 Worcester Street

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Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 12, 1986 at 8 p.m. in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills, Ma. on the petition of SUSANNE & WILLIAM KNOWLES (THE STITCHERY, INC.) requesting a Special Permit for Site Plan Approval pursuant to Sections XVIA, XI and XXV of the Zoning Bylaw to allow the construction of a one-story addition to an existing two-story structure at 204 WORCESTER STREET at the corner of Cedar Street, in a Business District, said addition to contain approximately 6,780 square feet of floor area and associated parking and landscaping.

On May 22, 1986 the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was William Knowles, owner of the Stitchery, who outlined a history of the business over the years. He stated that they need more space for computers, meeting rooms and a cafeteria for the employees. There would be no expansion as far as the number of the employees (32 presently employed) so the parking needs and traffic would not increase. He referred to a ZBA decision of 1955 granting an extension of the business zone 50 feet for parking purposes and stated that he thought that the extension could be used to satisfy the present parking requirements. Mr. Porter explained that the 1955 decision did not give the right to enlarge the building and that the new floor area ratio requirements passed by the Town in March, 1986 would apply to the building in relation to the commercial zone. Brian Bishop, Operations Manager of The Stitchery, spoke concerning the petition.

Present at the hearing in favor of the request: Helena Litz, 148 Cedar Street, Gordon E. Miller, 192 Cedar Street, Mr. Taylor, 20 Colby Road, Donna Stone, Precinct D.

Statement of Facts

The property in question is located at 204 Worcester Street at the corner of Cedar Street, containing 42,124 square feet of land. A portion of the lot (27,724 square feet) is located in a Business District and a portion (14,400 square feet) is located in a Single Residence District.

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A two-story brick building exists on the lot containing approximately 13,560 square feet. There have been two previous ZBA cases concerning the property: Case 55-21, in which permission was granted to extend the business zone southerly for a distance of 50 feet for parking purposes: Case 57-6 in which a variance was granted to allow a building with a setback of 29.90 from Worcester Street and Cedar Street.

The petitioner proposes to construct a one-story addition, to contain approximately 6,780 square feet of floor area, to the existing building creating a total floor area of 20,340 square feet. The Stitchery has been doing business in that location since 1965 and needs more space for computers, meeting rooms and a cafeteria for employees. There would be no expansion of the number of employees. The parking spaces available, which exist now, include 38 in the Business District and 41 in the Single Residence District, making a total of 79. Sixty-five parking spaces are required for a 20,340 square foot building.

The floor area ratio (the floor area of a building divided by the commercially zoned area) of the building, including the proposed addition, would be .73. A recent zoning bylaw passed by the Wellesley Town Meeting limits the floor area ratio to .50.

The following plans were submitted: Plot Plan (L-1) drawn by Donald J. Forand, Registered Land Surveyor of B.S.C., Bedford, Ma. dated May 19, 1986; Plans L-1 (Site Plan) and A-1 through A-6 by Aldrich Co. Inc., Cochituate, Ma., dated May 16, 1986 (floor plans and elevations).

The Planning Board, at its regular meeting of June 3, 1986, as stated in a letter of June 9, 1986, voted to oppose site plan approval "based on the belief that the recently adopted Floor Area Ratio requirement of .50 would be exceeded."....

The Design Review Board held a preliminary review of the site plans on May 8, 1986 and commented to the ZBA in a letter of May 9, 1986. A further letter of May 28, stated that the final submission plans had not changed and that the Design Review Board had no additional comments.

Site plans and other submission materials were sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and Fire Chief as required by Section XVIA of the Zoning Bylaw. Written responses from the Planning Board, Board of Health and Town Engineer were received and are on file at the ZBA Office.

A letter dated June 9, 1986 was received from Bruno Borgatti, 212 Worcester Street, expressing approval of the plans.

Decision

This Authority has made a careful study of the evidence presented. The petitioner is proposing to add a one-story addition containing approximately 6,780 square feet of floor area to the existing two-story structure at 204 Worcester Street. This constitutes a major construction project pursuant to Section XVIA (Site Plan Approval) of the Zoning Bylaw because it includes the construction of more than 2,500 square feet of gross floor area.

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Site Plan Approval requires this Authority to address concerns insuring compliance with the Zoning Bylaw, protecting the safety, convenience and welfare of the public, minimizing additional congestion in public and private ways, and insuring compliance with the provisions of Section XXI dealing with off-street parking.

A two-story building exists on the property. A portion of the lot (27,724 square feet) is located in a Business District and a portion (14,400 square feet) is located in a Single Residence District. A variance granted in 1955 allows parking in the Single Residence District strip of the property for the two-story building constructed shortly thereafter.

The Zoning Bylaw protects the petitioner for the existing building. However, neither the Zoning Bylaw no the previous variance granted can protect any substantial addition or alteration to the building.

In calculating the land available for expansion, only the Business zoned district can be used as the Single Residence District does not allow business use of any kind.

If the petitioner adds new building space, he must add new parking spaces. Only those existing parking spaces which exceed the requirements of the bylaw can be used to satisfy the new parking requirements. Thirty-eight parking spaces presently exist in the Business District portion of the lot. Twenty-two additional new parking spaces would be required in the Business District for an additional building of 6,780 square feet.

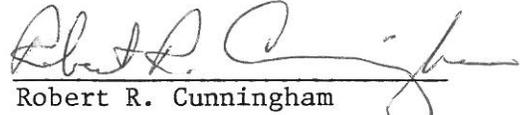
Regarding the floor area ratio, new floor ratio requirements were passed by the Town Meeting in March, 1986 which affect this project. The property located in the Business District totals 27,724 square feet, the total floor area of the building is 20,340 square feet, giving a floor area ratio of .73, the requirement being .50. The project does not meet the floor area ratio requirements of the Zoning Bylaw.

Because of the fact that the proposed project at 204 Worcester Street does not comply with the Zoning Bylaw with regards to off-street parking and floor area ratio, it is the unanimous decision of this Authority that the requested Special Permit for Site Plan Approval under Section XVIA, Section XI and Section XXV of the Zoning Bylaw be denied and the case is dismissed.

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.

cc: Planning Board
 Inspector of Buildings


 Stephen S. Porter, Chairman


 Robert R. Cunningham


 William E. Polletta

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 47 STATE STREET, WELLESLEY, MASS.

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NOTE:
 SEE VARIANCE GRANTED BY BOARD OF APPEALS IN 1957.

	EXISTING	PROPOSED	TOTAL
1 ST FLOOR	6,780 S.F.	6,780 S.F.	6,780 S.F.
2 ND FLOOR	6,780 S.F.	6,780 S.F.	6,780 S.F.
3 RD FLOOR	---	6,780 S.F.	6,780 S.F.
F.A.R.	32.2%	48.3%	48.3%

PLOT IN PLAN L-1
 WELLESLEY, MASS.
 SCALE: 1" = 40'
 MAY 19, 1986

BSC - BEDFORD
 A DIVISION OF BOSTON SURVEY CONSULTANTS
 CIVIL ENGINEERS LAND SURVEYORS
 18 NORTH ROAD BEDFORD, MASS.

5/19/86 DATE
 Donald J. Forand PROFESSIONAL LAND SURVEYOR