



ZONING BOARD OF APPEALS

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

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ZBA 2014-63
Petition of Hongbo Yu & Hongbo Luo
117 Brook Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 7, 2014, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of HONGBO YU & HONGBO LUO requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a two-story addition with a three-car garage underneath, that will meet all setback requirements, on an 18,033 square foot lot in a district in which the minimum lot size is 20,000 square feet, at 117 BROOK STREET, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On July 21, 2014, 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 Hongbo Yu and Hongbo Luo, (the "Petitioner") and Shannon Scarlett, Architect.

Ms. Scarlett said that this is a second application for a Special Permit/Finding. She said that she looked at the original drawings from an architectural standpoint and could understand the Board's concerns about the original application. She said that she was asked to take the basic plan for the addition and make it look less massive, add some detail, get the proportions correct and help the engineer to get the drawings of the existing house to be more accurate. She said that the revised plans are a re-working of the original design with the intention of breaking up the addition massing by picking up on some details of the existing house, adding a small front porch and a somewhat matching side porch, and adding trellis work to break up what is basically a three-story façade. She said that façade is currently three-story with a two-car garage facing in the other direction. She said that the plan was to make what was somewhat of a raw design more aesthetically pleasing. She said that the proposed addition was a box that needed finessing.

Ms. Scarlett said that she discussed measuring for Total Living Area plus Garage (TLAG) with the Planning Department. She said that the proposed structure will be approximately 500 square feet below the threshold for Large House Review (LHR). The Board said that TLAG is not required for ZBA review. The Board said that it has to determine if the proposed structure will be more detrimental than the existing structure. The Board said that TLAG is one measure for determining that. The Board said that the request is for a Special Permit/Finding and is exempt from LHR.

The Board said that the rendering shows retaining walls in a couple of places. The Board said that only two are shown on the plot plan. The Board confirmed that the existing walls are on the right and left hand

sides of the driveway. Ms. Scarlett said that the wall that goes around the front of the house will not be changed. She said that the wall on the left will stay under four feet and will reach just past the side entry to the garage where the porch covering is. She said that there will be a gradual grade change from that point up to the back of a couple of feet.

Ms. Scarlett said that the Engineer's drawings are pretty basic. She said that she spoke with the builder and he is going to build to the level of detail that is in the sketch. She said that what is shown in the sketch is what the Petitioner is intending to build.

The Board said that there are several places in the elevations where height measurements are made from approximate finished grade. The Board said that the height of the building should be defined from average grade.

The Board said that it is a large addition and there are some unknowns about the existing and proposed grades, walls and things of that nature. The Board said that supplemental information should be submitted regarding topography and grades. The Board said that it appears that there are two kitchens on the floor plan. Ms. Scarlett said that the plan was mislabeled. She said that the original kitchen will be turned into a sitting area. She said that the kitchen plan now shows the layout of the windows.

Ms. Scarlett said that TLAG will be 5,544 square feet.

The Board said it was suggested at the previous hearing that landscaping be added to the plans to help reduce the massing. Ms. Scarlett said that could be added to the plan.

The Board discussed granting the Special Permit with conditions versus having the Petition continued to the next hearing.

Ms. Yu said that they added landscaping and a retaining wall on the side to address comments made at the previous hearing. She said that the addition looks like a three-story from the side but not so much from the front. She said that they tried to minimize the look of the three-story with a higher retaining wall and landscaping. She said that the retaining wall will go to the level of the garage.

The Board said that the Building Inspector submitted a comment that the height from average grade needed to be defined.

The Board said that all of the plans should match. The Board said that this is a large addition and documenting the architectural details is important for approval. The Board said that the plans should match the rendering. The Board said that the plans should show the retaining walls. The Board said that the plans should be reasonable enough for the Building Inspector to confirm that the project matches the approved plans.

There was no one present at the Public Hearing who wished to speak to the petition.

The Board voted unanimously to continue the petition to September 4, 2014.

September 4, 2014

Presenting the case at the hearing were Hongbo Yu and Hongbo Luo (the "Petitioner"), Shannon Scarlett, Architect and Marco Salvucci, Contractor.

Ms. Scarlett said that they had put together the set of plans and drawings that the Board had requested. She said that the plans and elevations were redrafted to match the sketch that they had presented at the previous hearing. She said that they had the surveyor do the elevations. She said that she modified the engineer's drawings to match the elevations.

The Board said that it was satisfied with the changes that were submitted.

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 117 Brook Street on an 18,033 square foot lot in a district in which the minimum lot size is 20,000 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 construction of a two-story addition with a three-car garage underneath, that will meet all setback requirements, on an 18,033 square foot lot in a district in which the minimum lot size is 20,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 2/18/14, revised 8/30/14, stamped by Michael P. Clancy, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 3/10/14, revised 6/26/14, prepared Design by Sami LLC, Sketch and Existing and Proposed Floor Plans and Elevation Drawings, dated 9/2/14 and photographs were submitted.

On August 6, 2014, 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 although construction of a two-story addition with a three-car garage underneath, that will meet all setback requirements, on an 18,033 square foot lot in a district in which the minimum lot size is 20,000 square feet 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 two-story addition with a three-car garage underneath, that will meet all setback

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requirements, on an 18,033 square foot lot in a district in which the minimum lot size is 20,000 square feet, subject to the following condition:

The architectural details shall meet or exceed what is shown in the revised plans, as well as the revised plot plan.

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.

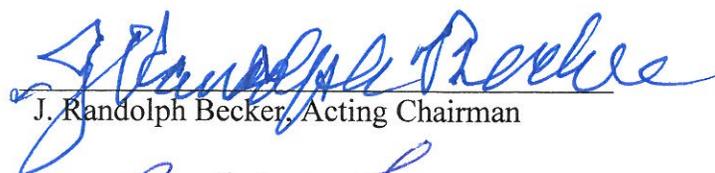
If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

2014 SEP 18 10 3 11
RECEIVED

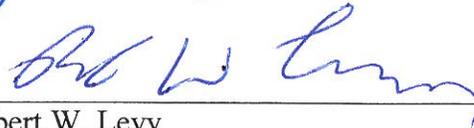
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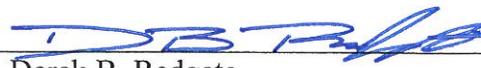
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



J. Randolph Becker, Acting Chairman



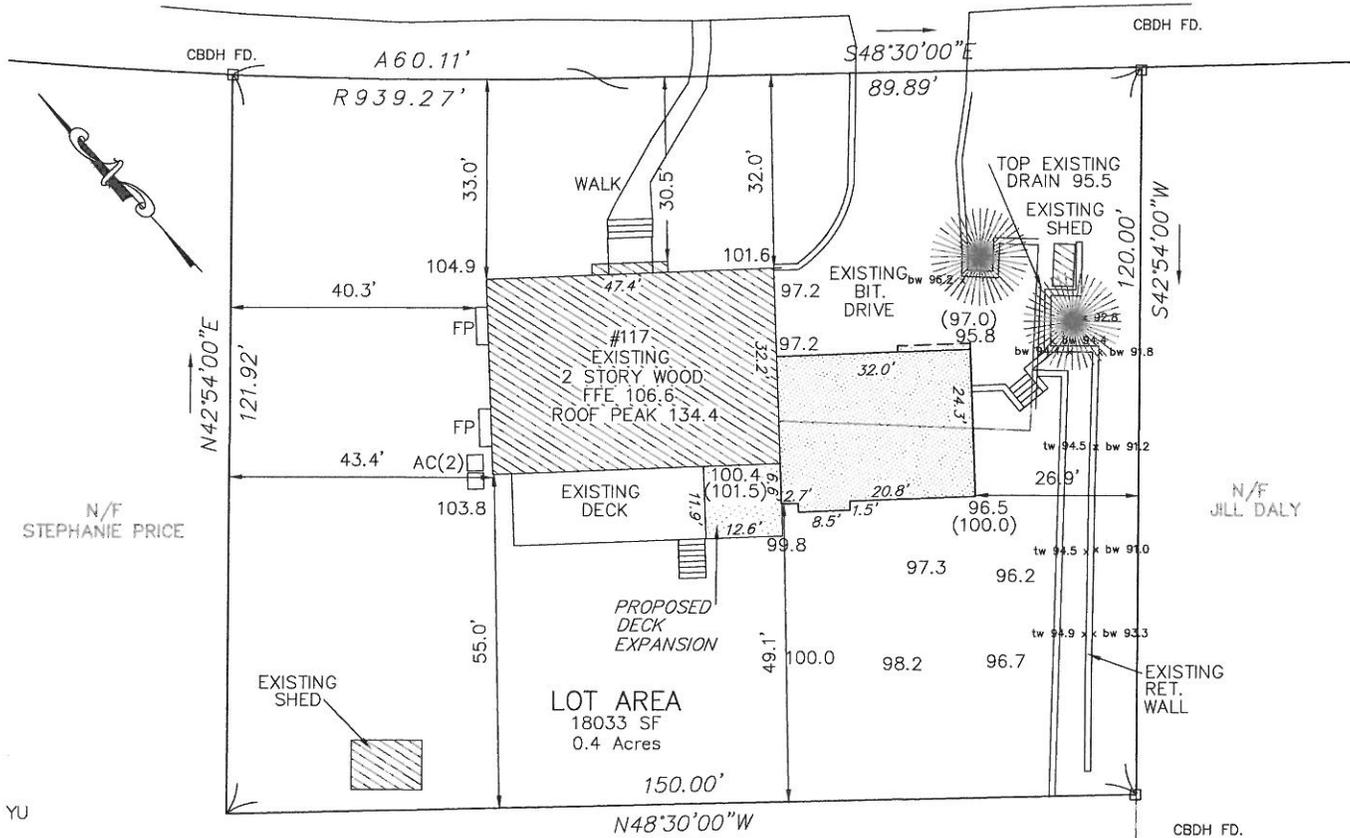
Robert W. Levy



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm

BROOK STREET

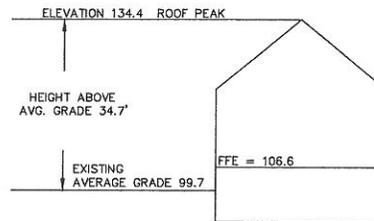


PREPARED FOR

HONGBO LUO & HONGBO YU
117 BROOK STREET
WELLESLEY, MA 02482

NOTES:

1. ZONING CLASSIFICATION - SRD-20
2. PLAN REFERENCES:
NORFOLK REGISTRY OF DEEDS PLAN 592 OF 1949
3. LOCUS DEED:
NORFOLK REGISTRY OF DEEDS BK. 26615 PG. 456
ASSESSORS PARCEL ID 90-41
4. EXISTING LOT COVERAGE = $95+377+24+1576=2072/18033 = 11.4\%$
5. PROPOSED LOT COVERAGE = $95+377+24+1576+776=2848/18033 = 15.8\%$



PLOT PLAN
117 BROOK STREET
WELLESLEY, MASS.

SCALE: 1"=20' FEBRUARY 18, 2014

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

REVISED: GRADES ADDED 8-30-14