

75-46

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

F. LESTER FRASER
STANLEY J. GLOD
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FRANKLIN P. PARKER
FRANCIS L. SWIFT
HENRY H. THAYER

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Administrative Secretary
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235-1664

Petition of Wellesley Green Condominium Association

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:40 p.m. on October 9, 1975, on the petition of Wellesley Green Condominium Association, requesting modification of the plans previously approved by the Board of Appeal in connection with the erection of the multi-unit residential complex located at 65-85 Grove Street. Said modification would allow the revision of the landscape plan and site plan approved by the Board of Appeal on June 25, 1971, and permit the construction of a parking area on the premises for eighteen surface parking spaces for guests. Said request was made under the provisions of Section VI. A and XXI of the Zoning By-law.

On August 1, 1975, the petitioner filed its request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Robert S. Hoffman, Jr., member of the Board of Managers for the Wellesley Green Condominium Association, spoke in support of the request at the hearing.

Statement of Facts

The property involved, which contains 7,058 acres is located within a Limited Apartment District where three condominium buildings have been constructed recently, with the approval of the plans by the Board of Appeal.

The petitioner now seeks approval of plans for the construction of eighteen surface parking spaces to be located as shown on the plan submitted. If allowed, this will increase the surface parking area by 7,932 square feet and would amend the site and landscaping plans as approved by the Board of Appeal on June 21, 1971.

The complex presently contains 150 units, with 202 underground parking spaces and 29 surface spaces. All parking spaces are owned by the unit owners, including all surface spaces. The proposed parking spaces requested would be used strictly by guests of the condominium owners. There would be one entrance/exit driveway at the south end of the parking lot where a driveway currently exists. Access to this driveway will be controlled by the 24-hour security guard. The two existing frame houses at 57 and 59 Grove Street will have to be removed in accordance with the Board of Appeal decision, and the proposed parking spaces, if granted, will be placed along the driveway, parallel to Grove Street. Wherever possible trees in the vicinity of the lot will be saved, it was stated, and additional plantings will be added where deemed necessary. The proposed location of the lot, it was stated, appears to be the most unobjectionable to the unit owners and least inconvenient for the guests.

Currently, 75.2 per cent of the lot is devoted to usable open space in accordance with the requirement of a minimum usable open space of 75

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per cent of the lot area. However, with the addition of 18 parking spaces, 72.6 per cent of the lot will consist of usable open space, and therefore, an exception is requested from the terms of Section VI. A 3 (b) of the Zoning By-law.

It was further stated that Section XXI, Part D, Subpart 3 of the By-law specifies that for the 90 degree parking proposed, 18 feet of depth of parking is required for each space. The proposed plan is designed with fifteen of the eighteen spaces having a depth of 20 feet, with three having a depth of only 15 feet. An exception, therefore, is requested for the three spaces which will be restricted to small cars and indicated as such.

Section XXI, Part D, subpart 3 of the By-law specifies that the width of the driveway for two-way use shall be a minimum of eighteen feet. However, it was stated that in order to fit a driveway of eighteen feet width onto the site, one or more large, healthy maple trees ranging in size up to 36" in diameter would have to be removed. An exception, therefore, is requested which will permit a driveway to be constructed at a 16-foot width. All cars using the parking area, it was stated, will be able to maneuver safely in and out from Grove Street.

Decision

The Board has examined the plans submitted and has taken a view of the locus. It is the opinion of this Board that the additional parking spaces to be provided are needed at this time for guest parking, and the proposed location appears to be the most desirable for all concerned as there is no other land available adjoining the site for such parking.

It is the further opinion of this Board that the three spaces which will not meet the required depth of eighteen feet will not prove detrimental, as they will provide adequate space for a small car and the retention of the yew shrub will be a valuable addition to the screening provided.

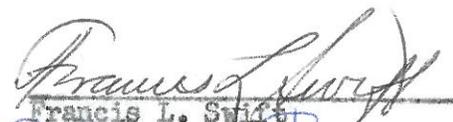
Likewise, it is the opinion of the Board that a driveway sixteen feet in width will be adequate to accommodate the proposed parking spaces and the retention of the matured trees will enhance the landscaping of the parking lot.

Although the proposed parking lot will reduce the minimum usable open space to slightly below the required percentage, the Board feels that the additional parking spaces are needed for guest parking and as designed, will not prove detrimental to the complex.

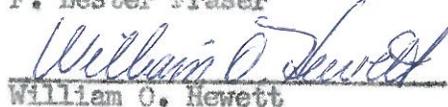
It is the unanimous opinion of this Board that the requested exceptions may be granted and that a literal enforcement would cause a substantial hardship and that literal compliance is impractical because of the factors peculiar to the lot and buildings involved not generally affecting the zoning district in which it is located.

Accordingly, the petitioner's requests are granted and the decision of this Board approving plans for the construction of the condominium buildings on the site involved, filed with the Town Clerk on June 25, 1971, is hereby amended by changing Condition No. 1. to read:

"That all work shall be performed in accordance with the plans and specifications submitted and approved, which plans and specifications are listed in Exhibit A hereto; and amended by the Revised plan, drawn by Harry R. Feldman, Inc., Surveyors, Boston, Mass., dated June 13, 1975, and revised by Benjamin H. Bugbee, Jr., Registered Engineer, on July 30, 1975."

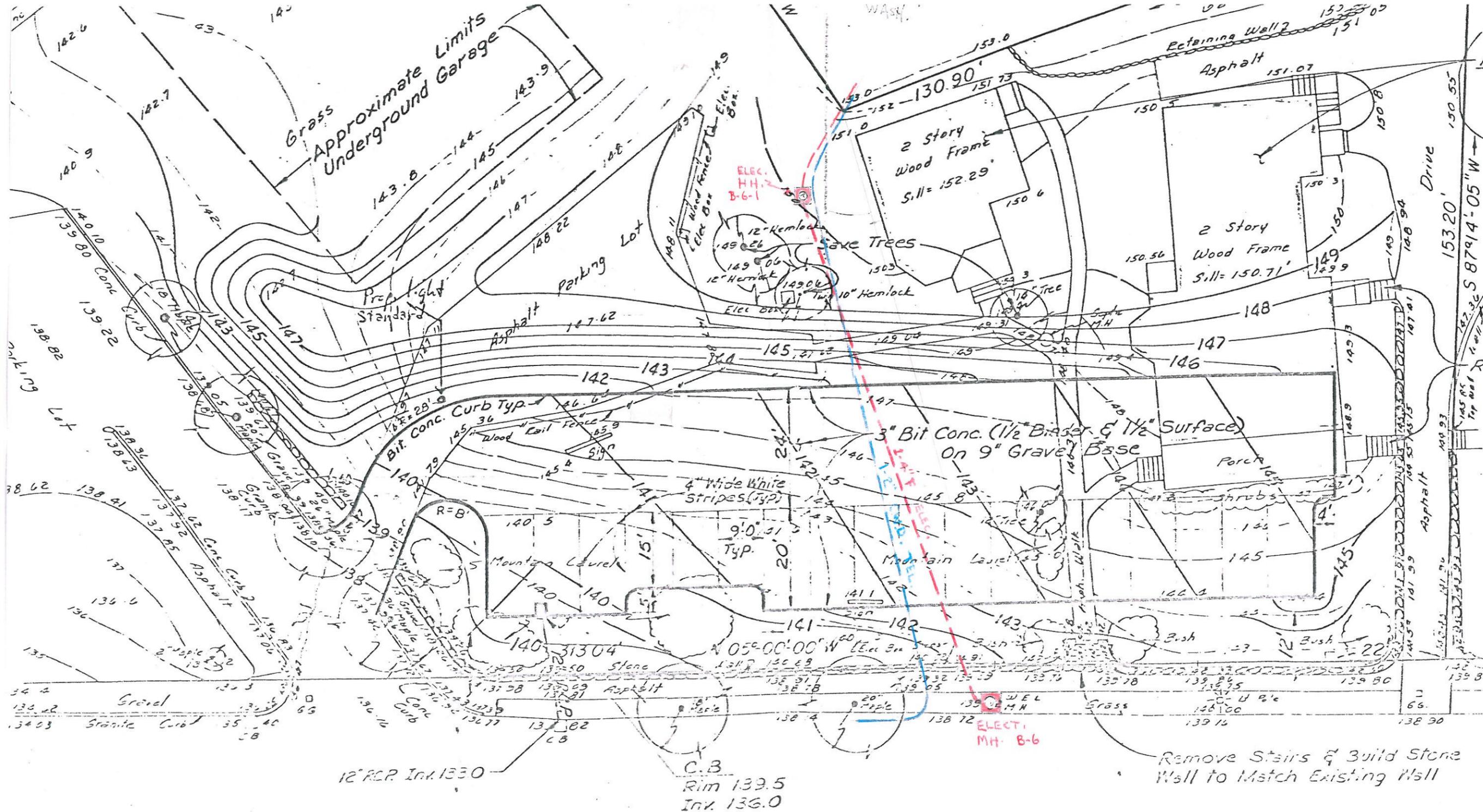

Francis L. Swift


F. Lester Fraser

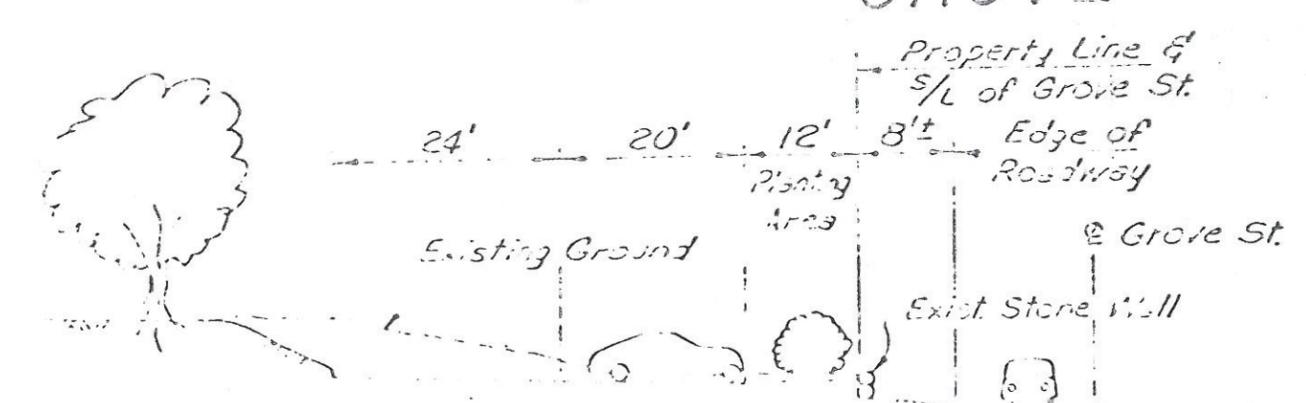

William O. Hewett

Filed with Town Clerk _____

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Refer to Town of Wellesley Base



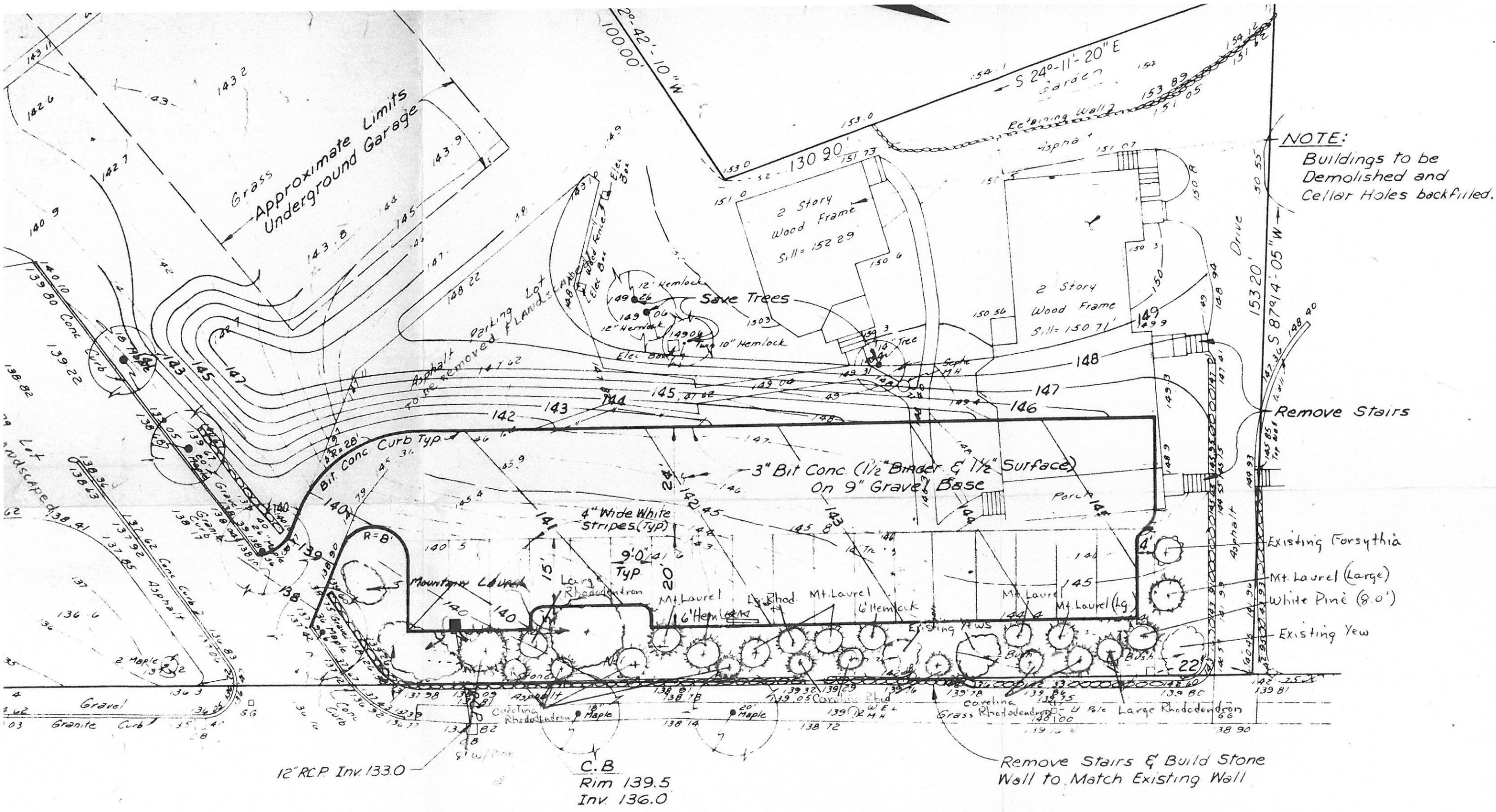
GROVE

(Public - 50' wide)

STREET

PROBLEM AREA

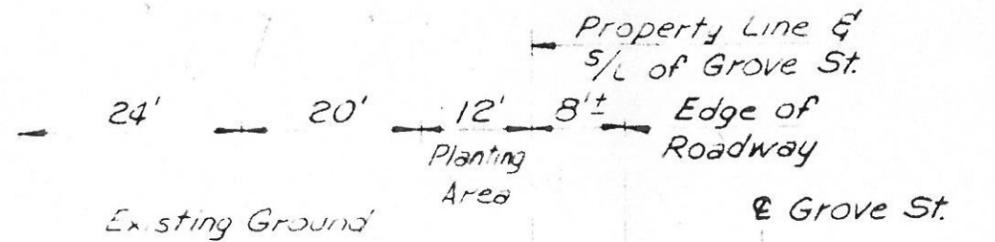
TOPOGRAPHIC
WELLESLEY,
SCALE 1" = 10'



NOTE:
Buildings to be Demolished and Cellar Holes backfilled.

Refer to Town of Wellesley Base

GROVE (Public - 50' wide) **STREET**



LANDSCAPE PLAN