



ZONING BOARD OF APPEALS

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

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ZBA 2015-19
Petition of Jae Roosevelt
25 Curve Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 5, 2015, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of JAE ROOSEVELT requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, 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 front yard, left side yard, and right side yard setbacks and frontage, on a 6,250 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District, at 25 CURVE STREET, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On February 17, 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 Jae Roosevelt, (the Petitioner) and Bramwell Young, Designer/Builder.

Mr. Young said that the proposal is for an addition at the back of the house. He said that it will be a 107 square foot single story addition off of the kitchen, 8 feet by 13.4 feet following the existing lines of the house.

The Board said that the project includes a deck that does not show up on plot plan. . The Board asked if that will be done at some other time. The Board said that the drawings show a deck that is in an area that would not require relief. Mr. Young said that there is an existing brick patio and the idea was to continue it to the edge of the house. He said that he considered that to be a landscape feature. The Board confirmed that it will not be a wooden deck.

The Board said that the plan shows an existing condenser. The Board asked where it will go to. Mr. Bramwell said that it has to be within 100 feet of the ending point. He said that they were going to put it on the driveway side. The Board said that there is only 19.5 feet on the driveway side and the condenser cannot go in the side yard setback. The Board said that it could be behind the proposed addition as long as it meets the 20 foot side yard setbacks. Mr. Bramwell said that was a question that they had for the HVAC contractor. The Board said that typically that can be an issue and most people who come before the Board show the proposed location of the condenser on the plot plan.

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 25 Curve Street, on a 6,250 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District, with a minimum front yard setback of 16.8 feet, a minimum left side yard setback of 10.1 feet, a minimum right side yard setback of 19.5 feet, and 50 feet of frontage.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, 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 front yard, left side yard, and right side yard setbacks and frontage, on a 6,250 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 11/23/14, stamped by Clifford E. Rober, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 1/12/15, prepared by Bramwell D. Young, and photographs were submitted.

On March 3, 2015, the Planning Board reviewed the petition and recommended that the petition 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 one-story addition with less than required left side yard setbacks, on an existing nonconforming structure with less than required front yard, left side yard, and right side yard setbacks and frontage, on a 6,250 square foot lot in a Single Residence District in which the minimum lot size is 10,000 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 one-story addition with less than required left side yard setbacks, on an existing nonconforming structure with less than required front yard, left side yard, and right side yard setbacks and frontage, on a 6,250 square foot lot in a Single Residence District in which the minimum lot size is 10,000 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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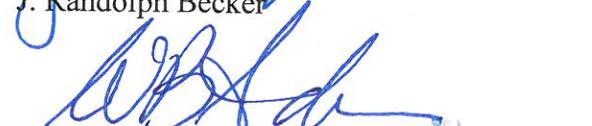
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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


Richard L. Seegel, Chairman


J. Randolph Becker


Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm



**PROPOSED
ADDITION**

50.00'
AREA
6,250± S.F.

50.00'

16.9'

12.8'

GARAGE

CONCRETE

125.00'

50.5'

10.1'

13.4'

8.0'

10.1'

OH

2 STORY

BIT CONG

125.00'

#25

PORCH

19.5'

16.8'

22.8'

50.00'

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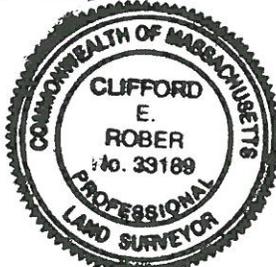
ZONING DISTRICT: SR-10

EX. LOT COVERAGE = 1,313 S.F. 21.0%
PROP. LOT COVERAGE = 1,420 S.F. 22.7%

CURVE STREET

PREPARED FOR: BRAM YOUNG

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.



[Signature] 11/23/14

CLIFFORD E. ROBER, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN
#25 CURVE STREET
IN
WELLESLEY, MA
(NORFOLK COUNTY)

SCALE: 1" = 30' DATE: 11/23/2014



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