



ZONING BOARD OF APPEALS

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

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ZBA 2015-20
 Petition of Peter & June Blumenthal
 2 Beechwood Road

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 2015 MAR 19 P 3:11

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 PETER & JUNE BLUMENTHAL requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing porch and construction of a two-story addition and porch that will meet all setback requirements, on an existing nonconforming structure with less than required front yard and right side yard setbacks, in a 10,000 square foot Single Residence District and a Water Supply Protection District, at 2 BEECHWOOD ROAD, 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 was David Sargent, Architect, Janez Design, who said that he was representing Peter and June Blumenthal, (the Petitioner). He said that photographs of the existing house were submitted. He said that his firm was hired to improve the curb appeal of the home. He said that the house is rather bland and featureless, with a large garage at the front and an entrance at the side of the garage that makes it hard to see from the road. He said that they put an addition and a porch on the side to bring the front entry closer to the garage. He said that the new entry to the home can easily be seen from the street as well as from the driveway.

Mr. Sargent said that his client wanted the house to have more of a Craftsman Style aesthetic. He said that they added embellishments to the addition and the existing home. He said that they projected the rake trim, added some gable elements and some different textures. He said that they added a two foot projection over the garage doors to help break down the scale and mass of the garage.

Mr. Sargent said that when they had the survey done, they saw the house is in the setback area in a couple of locations. He said that the garage exceeds the front yard setback by over two feet. He said that a corner of the family room at the back exceeds the side yard setback by approximately 9 inches. He said that the proposed addition will meet setback, height and lot coverage requirements.

The Board said that the front yard setback to the new addition is not shown on the plot plan. Mr. Sargent said that it will be well over 30 feet.

The Board said that, in looking at old permits for the property, a concern is when a surveyor in 1986 came up with different setback determinations from the surveyor of today. The Board said that they will be cutting things close and there is potential for making a mistake when pouring the foundation. Mr. Sargent said that the intention is to have the addition in line with the existing façade of the house.

The Board said that the proposed work is a good solution. The Board said that it appreciates the efforts to break up the mass. Mr. Sargent submitted a three dimensional rendering of the home, (entered into the record).

The Board said that the corner of the garage is nonconforming. A Board member questioned whether they will be able to put the architectural element on it. He said that it does help the building. The Chairman said that would be considered to be de minimus.

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 2 Beechwood Road, on a 10,500 square foot lot in a 10,000 square foot Single Residence District, in a Water Supply Protection District, with a minimum front yard setback of 27.9 feet and a minimum right side yard setback of 19.3 feet.

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 demolition of an existing porch and construction of a two-story addition and porch that will meet all setback requirements, on an existing nonconforming structure with less than required front yard and right side yard setbacks, in a 10,000 square foot Single Residence District and a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 1/26/15, revised 4/2/14, 9/2/14 & 3/10/14, stamped by Elliott J. Paturzo, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 12/11/14, prepared by Janez Design, 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 demolition of an existing porch and construction of a two-story addition and porch that will meet all setback requirements, on an existing nonconforming structure with less than required front yard and right side yard setbacks, in a 10,000 square foot Single Residence District and a Water Supply Protection District shall not be substantially more detrimental to the

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neighborhood than the existing nonconforming structure, as it shall neither increase an existing nonconformity nor create a new nonconformity.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for demolition of an existing porch and construction of a two-story addition and porch that will meet all setback requirements, on an existing nonconforming structure with less than required front yard and right side yard setbacks, in a 10,000 square foot Single Residence District and a Water Supply Protection District, 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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ZBA 2015-20
Petition of Peter & June Blumenthal
2 Beechwood Road

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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

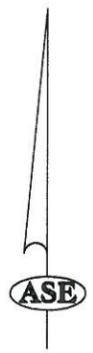
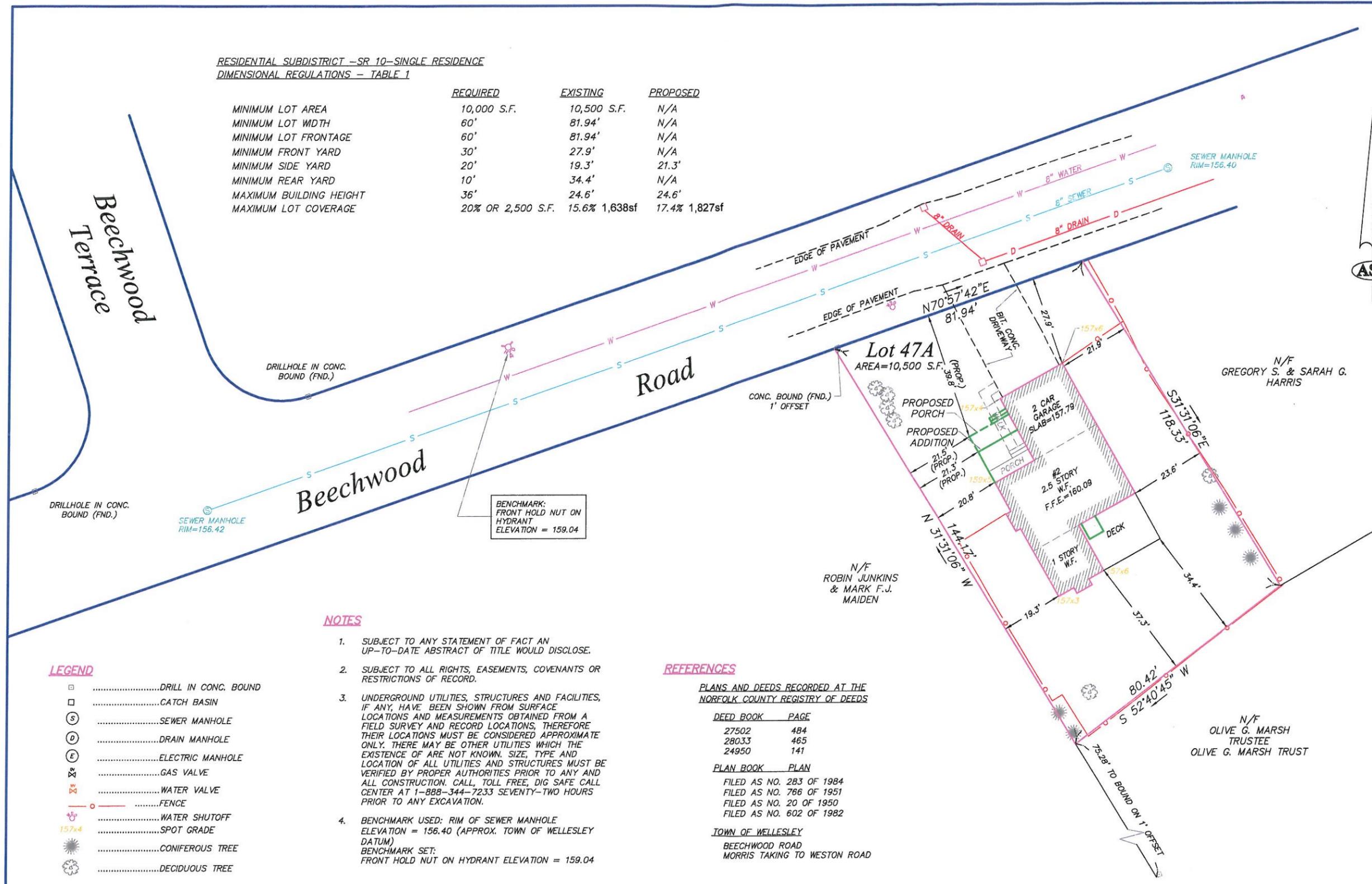

J. Randolph Becker


Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm

RESIDENTIAL SUBDISTRICT -SR 10-SINGLE RESIDENCE
DIMENSIONAL REGULATIONS - TABLE 1

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 S.F.	10,500 S.F.	N/A
MINIMUM LOT WIDTH	60'	81.94'	N/A
MINIMUM LOT FRONTAGE	60'	81.94'	N/A
MINIMUM FRONT YARD	30'	27.9'	N/A
MINIMUM SIDE YARD	20'	19.3'	21.3'
MINIMUM REAR YARD	10'	34.4'	N/A
MAXIMUM BUILDING HEIGHT	36'	24.6'	24.6'
MAXIMUM LOT COVERAGE	20% OR 2,500 S.F.	15.6% 1,638sf	17.4% 1,827sf



NOTES

- SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL, TOLL FREE, DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.
- BENCHMARK USED: RIM OF SEWER MANHOLE ELEVATION = 156.40 (APPROX. TOWN OF WELLESLEY DATUM)
BENCHMARK SET: FRONT HOLD NUT ON HYDRANT ELEVATION = 159.04

LEGEND

-DRILL IN CONC. BOUND
-CATCH BASIN
- ⊙SEWER MANHOLE
- ⊙DRAIN MANHOLE
- ⊙ELECTRIC MANHOLE
- ⊙GAS VALVE
- ⊙WATER VALVE
- ⊙FENCE
- ⊙WATER SHUTOFF
- 157x4SPOT GRADE
- ☀CONIFEROUS TREE
- ☀DECIDUOUS TREE

REFERENCES

PLANS AND DEEDS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS

DEED BOOK	PAGE
27502	484
28033	465
24950	141

PLAN BOOK PLAN

- FILED AS NO. 283 OF 1984
- FILED AS NO. 766 OF 1951
- FILED AS NO. 20 OF 1950
- FILED AS NO. 602 OF 1982

TOWN OF WELLESLEY

BEECHWOOD ROAD MORRIS TAKING TO WESTON ROAD

REVISIONS

DATE	DESCRIPTION
4/2/14	BLDG. FTFRNT.
9/2/14	PROP. ADD.
3/10/14	PROP. PORACH

FIELD: EJP/MFB
CALCS: EJP
DRAWN BY: EJP
FIELD EDIT: N/A
CHECKED: EJP
APPROVED:
JOB # 141257



PROFESSIONAL LAND SURVEYOR DATE

ZONING DESIGNATION:
TOWN OF WELLESLEY ZONING DISTRICT
SDR 10-SINGLE RESIDENCE
WATER SUPPLY PROTECTION DISTRICT
ASSESSORS REFERENCE:
MAP 181, PARCEL 20B

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.
I CERTIFY THAT THE SUBJECT DWELLING SHOWN LIES IN A FLOOD ZONE "X" SHOWN ON PANEL 12 OF 430 MAP NUMBER 25021C0012E HAVING AN EFFECTIVE DATE OF JULY 17, 2012.

A.S. Elliott & Associates
Professional Land Surveyors
P.O. BOX 85 ~ HOPEDALE, MASSACHUSETTS
(508) 634-0256

Certified Plot Plan
Showing Proposed Addition
2 BEECHWOOD ROAD
WELLESLEY, MASSACHUSETTS
PREPARED FOR: PETE BLUMENTHAL
SCALE: 1" = 20' DATE: MARCH 17, 2014