



ZONING BOARD OF APPEALS

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

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ROBERT W. LEVY
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DEREK B. REDGATE

ZBA 2015-21
Petition of Janet M. Birney Trust,
D. Scott Birney, Trustee
11 Sagamore Road

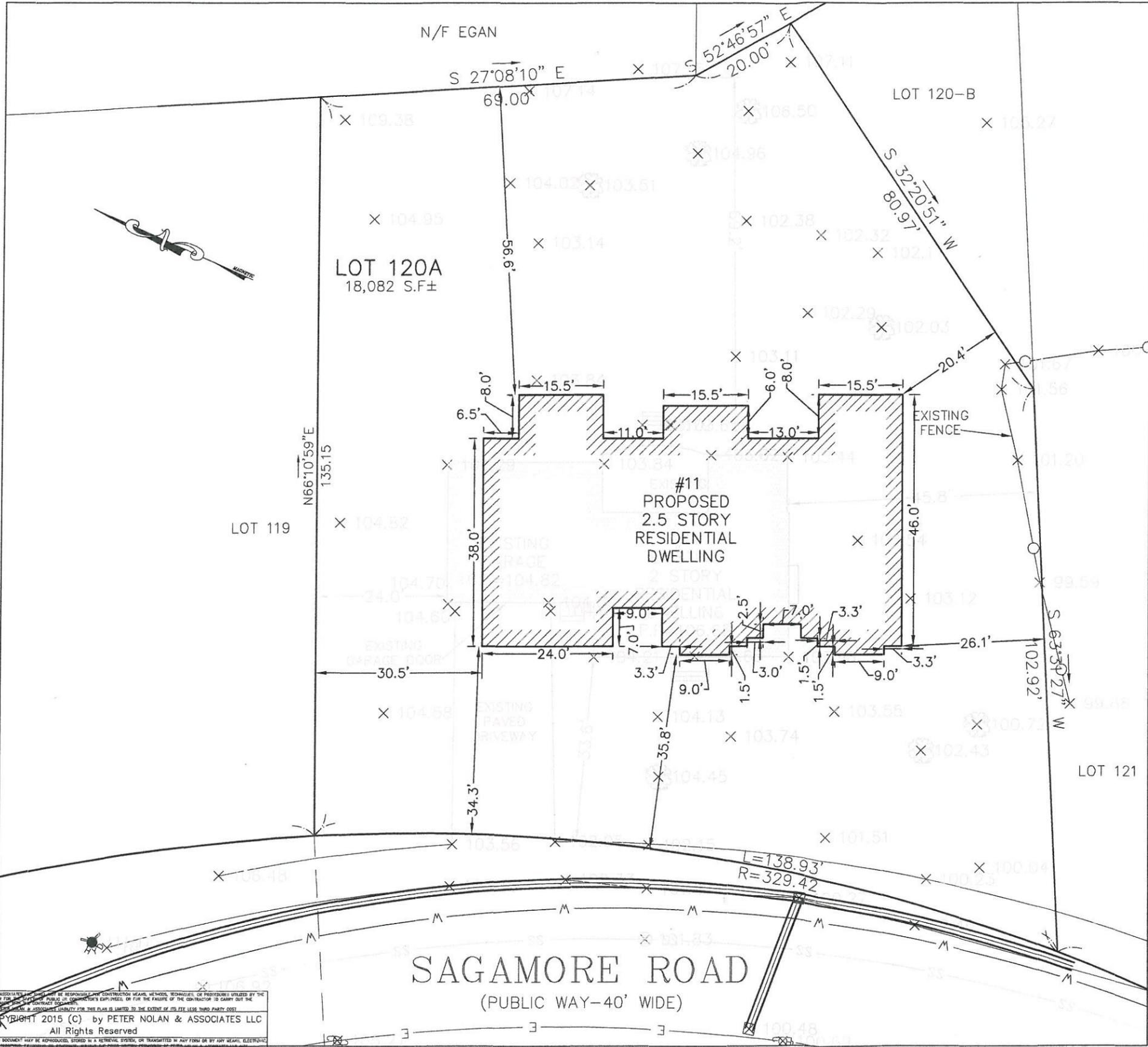
Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 5, 2015, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of D. SCOTT BIRNEY, JR., TRUSTEE, JANET M. BIRNEY TRUST requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing structure and construction of a new two-story structure with basement and attic that will meet all setback requirements, on an 18,082 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, at 11 SAGAMORE 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.

The petition was continued to March 19, 2015.

MARCH 19, 2015 PUBLIC HEARING – MINUTES

Mr. Sheffield said that the Board received a request from the Applicant to allow the petition to be withdrawn without prejudice. Mr. Adams moved and Mr. Levy seconded the motion to allow the petition to be withdrawn without prejudice. The Board voted unanimously to allow the petition to be withdrawn without prejudice.



ZONING LEGEND

ZONING DISTRICT: SINGLE RESIDENCE 20 (20,000)

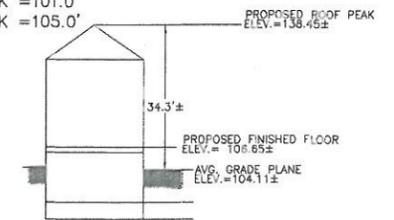
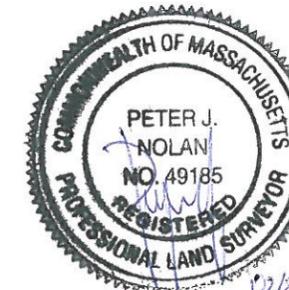
	REQUIRED	PROPOSED	COMPLIANCE
MIN. LOT AREA	20,000 S.F	18,082 S.F	EXISTING NON-COMPLYING
MIN. LOT FRONTAGE	60.0'	138.93'	YES
MIN. LOT WIDTH	60.0'	139.0±	YES
PROP. MAX. LOT COV. (%)	20%	17.7% (PROP)	YES
PROP. MAX. LOT COV. (S.F)	3,616 S.F	3,194 S.F. (PROP)	YES
EXIST. MAX. LOT COV. (%)	20%	9.95% (EXIST.)	YES
EXIST. MAX. LOT COV. (S.F)	3,616 S.F	1,800 S.F (EXIST.)	YES
FRONT YARD	30'	34.3'	YES
SIDE YARD	20'	20.4'	YES
REAR YARD	20'	56.6'	YES
MAX. BLDG. HEIGHT	45'	31.8'±	YES
MAX. STORIES	3	2.5	YES

***EXISTING BUILDING ALIGNMENT/MODAL NOTES:**

Where, within a distance of 500 feet, three or more dwellings are set back more than 30 feet from the property line, the front setback of all affected dwellings, including the property for which relief is requested.

EXISTING BUILDING ALIGNMENT:

- #3 SAGAMORE ROAD, FRONT YARD SETBACK =46.0'
- #15 SAGAMORE ROAD, FRONT YARD SETBACK =48.5'
- #19 SAGAMORE ROAD, FRONT YARD SETBACK =86.5'
- #25 SAGAMORE ROAD, FRONT YARD SETBACK =101.0'
- #33 SAGAMORE ROAD, FRONT YARD SETBACK =105.0'



PROPOSED PROFILE
NOT TO SCALE
BASED ON TOWN OF WELLESLEY G.P.A CALCULATIONS

NOTES:

- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC ON 01-09-15.
- DEED REFERENCE: LAND COURT CERTIFICATE 189823, NORFOLK REGISTRY OF DEEDS.
- THIS PLAN IS NOT INTENDED TO BE RECORDED.
- APPLICANT INFORMATION: 11 SAGAMORE PARTNERS LLC, 946 GREAT PLAIN AVE, #101, NEEDHAM, MA 02492

SCALE 1"=20'			
DATE 01/07/15	REV DATE	REVISION	BY
SHEET 1	11 SAGAMORE ROAD WELLESLEY, MA. MASSACHUSETTS		
PLAN NO. 1 OF 1	PLOT PLAN SHOWING PROPOSED CONDITIONS		
CLIENT: DANIEL GOLDSTONE	SHEET NO. 1		
DRAWN BY P.N.	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691		
CHKD BY P.N.			
APPD BY P.N.			

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