TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

RICHARD L. SEEGEL, CHAIRMAN
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LENORE R. MAHONEY
Executive Secretary
Telephone
(781) 431-1019 Ext. 2208

ROBERT W. LEVY
WALTER B. ADAMS
DEREK B. REDGATE

Date: _____ ZBA: 2016-79

Petition for:	Residential Fee		Commercial & Municipal Fee	
Variance	____	$200	____	
Special Permit	____	$200	____	$500
Special Permit/Findings	X	$200	____	
Special Permit Renewals	____	$150	____	
Signs	____		____	$300
Site Plan Approval without PSI	____		____	$2,000 & Fire Department Consulting Fee
Site Plan Approval with PSI	____		____	$3,500
Appeals	____	$200	____	$300
Comprehensive Permit	____		____	$750
Publication & Mailing Fees/All Petitions		$25		$25
Petitioner assumes all costs for Peer Review				

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2016 SEP 21 P 12:12

Property Location: 56 Fuller Brook Road Zoning District: SRD20

Property located in a:

Historic District	☐ Yes	☒ No
Wetlands Protection Area	☐	☒
Water Supply Protection District	☐	☒

Prior Zoning Decisions: Special Permit/Finding: Variance:

Applicable Section(s) of the Zoning Bylaw: Section XVII - Pre-Existing Non-Conforming Uses, Structures and Lots

Explanation of Request:

Please see attached.

Requested Relief:

X	Lot Area	____	Front Yard Depth (Street Setback)
____	Lot Coverage	____	Side Yard Width (Side Line Setback)
____	Frontage	____	Rear Yard Depth (Rear Line Setback)
____	Front Yard Width	____	Other ____

OWNER OF PROPERTY/PETITIONER: Ryan and Rebecca Flanagan

MAILING ADDRESS: 56 Fuller Brook Road

PHONE: WORK: _____ HOME: (781)237-1438

SIGNATURE OF OWNER: Ryan Flanagan

AGENT FOR HOMEOWNER (PLEASE PRINT): _____

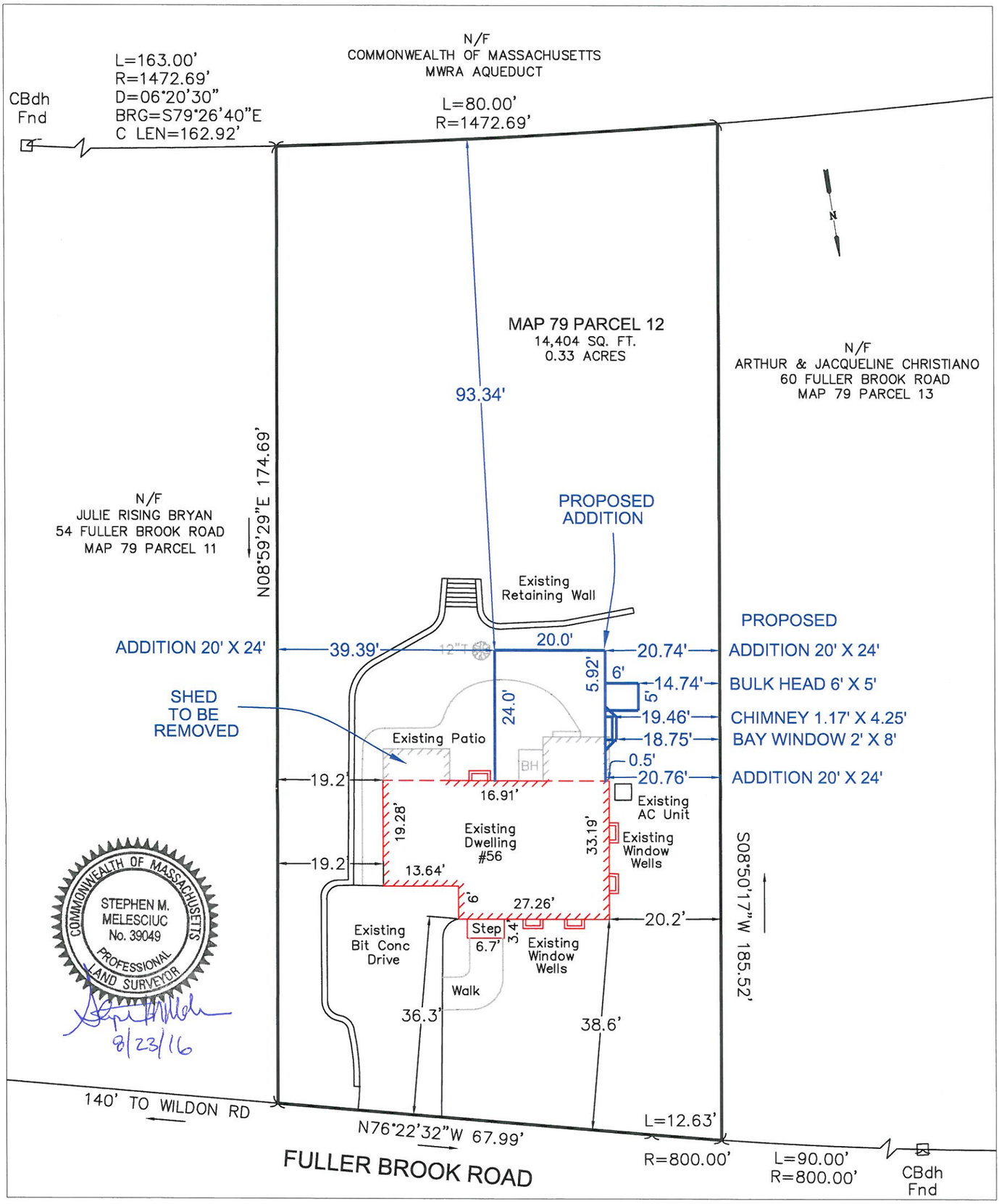
MAILING ADDRESS: _____

PHONE: WORK: _____ HOME: _____

We, Ryan and Rebecca Flanagan, are the owners of 56 Fuller Brook Road, a lot containing 14,404 square feet, per the attached Plot Plan prepared and certified by Stephen Melesciuc, licensed land surveyor. Our house is a two story home, consisting of 4 bedrooms and 1.5 baths. We are seeking to remove a shed attached to the rear of the single car attached garage (13.64x19.28) located on the left side of the house as well as the removal of a screened-in porch (8x12) on the right side of the house to construct an addition at this site, which would include a full foundation basement, a first floor family room and a second floor bedroom with a bath. Our lot is bounded by 54 Fuller Brook Road to the left, a two story home consisting of 2,076 square feet* situated on a 13,690 square foot lot*, by 60 Fuller Brook Road to the right, a two story home consisting of 3,529 square feet* situated on a 15,214 square foot lot* and the aqueduct to the rear.

Pursuant to Section XVII Pre-Existing Non-Conforming Uses, Structures and Lots of the Town of Wellesley's Zoning Bylaws, we respectfully request the granting of a special permit to increase the footprint of our home by 480 square feet in a two story addition. Our lot is located in an SRD20 zoning district and we have been advised by the Building Department that based on our zoning district we must have a minimum lot size of 20,000 square feet to build as of right. Per the Plot Plan, the proposed 480 square foot (20x24) addition that will be added to the existing footprint of the house (904.75 square feet) creating a new footprint of 1,384.75 square feet, will be in compliance with the required setbacks and lot coverage requirements as set forth in the Bylaws and will be in harmony with the existing dwellings in the neighborhood where the average height of homes is two stories. Furthermore, the proposed addition will not change or modify the existing use of the house as a single family four bedroom home.

*All square footage obtained from the Town of Wellesley's Online Assessing Database



SRD 20-SINGLE RESIDENCE

REQUIRED	EXISTING	PROPOSED
LOT AREA: 20,000	LOT AREA: 14,404 S.F.	FRONT YARD SETBACK: N.A.
FRONTAGE: 60'	FRONTAGE: 80.62'	SIDE YARD SETBACK: 20.74' ADDITION
FRONT YARD SETBACK: 30'	FRONT YARD SETBACK: 36.3'	SIDE YARD SETBACK: 14.74' BULK HEAD
SIDE YARD SETBACK: 20'	SIDE YARD SETBACK: 19.2'	SIDE YARD SETBACK: 19.46' CHIMNEY
REAR YARD SETBACK: 20'	REAR YARD SETBACK: 110.6'	SIDE YARD SETBACK: 18.75' BAY WINDOW
BUILDING COVERAGE: 20%	BUILDING COVERAGE: 1,200 S.F.=8%	REAR YARD SETBACK: 93.34' ADDITION
BUILDING HEIGHT: 45'	BUILDING HEIGHT: 23.9'	BUILDING COVERAGE: 1,593 S.F.= 11%
		BUILDING HEIGHT: 23.9'

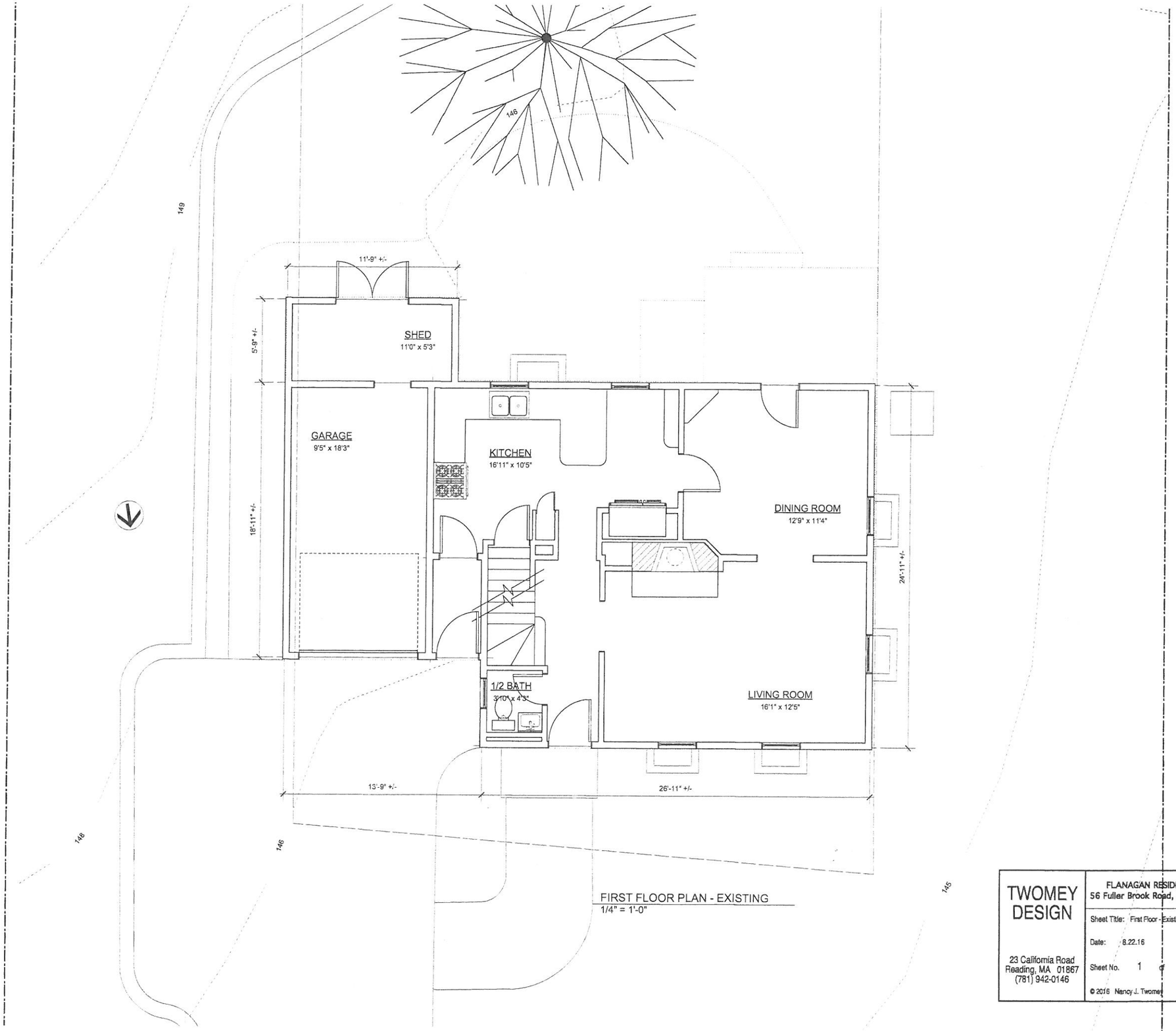
CERTIFIED PLOT PLAN

56 FULLER BROOK ROAD
ASSESSORS MAP 79 PARCEL 12
WELLESLEY, MA
PREPARED FOR
RYAN & REBECCA FLANAGAN
56 FULLER BROOK ROAD
WELLESLEY, MA

STEPHEN M. MELESCIUC
PROFESSIONAL LAND SURVEYOR #39049
117 HILL ST APT 504
STONEHAM, MA 02180
(781)245-3485

SCALE: 1"=20'

DATE: AUGUST 23, 2016



FIRST FLOOR PLAN - EXISTING
1/4" = 1'-0"

TWOMEY DESIGN
23 California Road
Reading, MA 01867
(781) 942-0146

FLANAGAN RESIDENCE
56 Fuller Brook Road, Wellesley

Sheet Title: First Floor - Existing

Date: 8.22.16

Sheet No. 1 of 10

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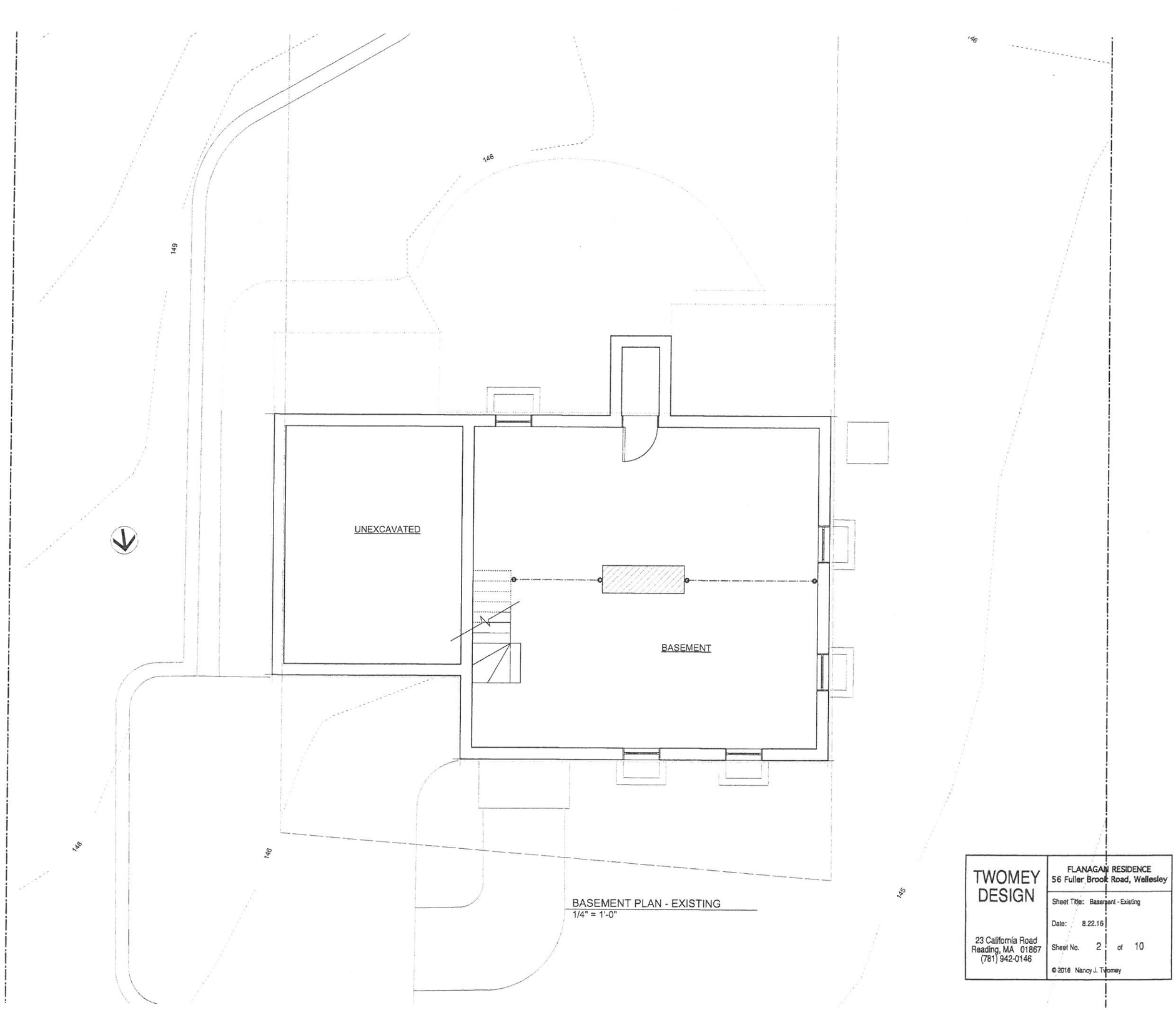

BASEMENT PLAN - EXISTING
1/4" = 1'-0"

TWOMEY DESIGN	FLANAGAN RESIDENCE 56 Fuller Brook Road, Wellesley
	Sheet Title: Basement - Existing
	Date: 8.22.16
23 California Road Reading, MA 01867 (781) 942-0146	Sheet No. 2 of 10
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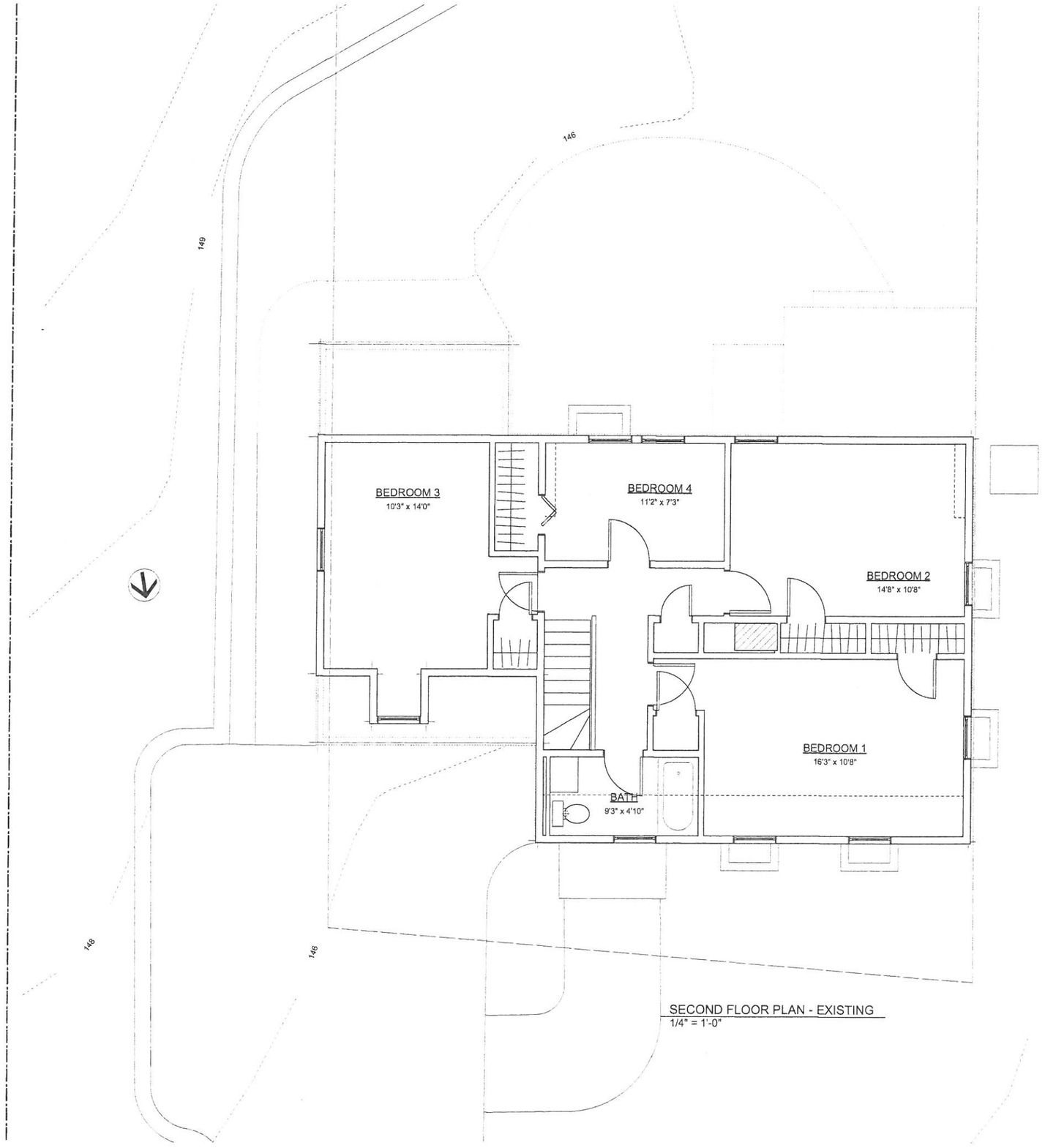

SECOND FLOOR PLAN - EXISTING
1/4" = 1'-0"

TWOMEY DESIGN

23 California Road
Reading, MA 01867
(781) 942-0146

FLANAGAN RESIDENCE
56 Fuller Brook Road, Wellesley

Sheet Title: Second Floor - Existing

Date: 8.22.16

Sheet No. 3 of 10

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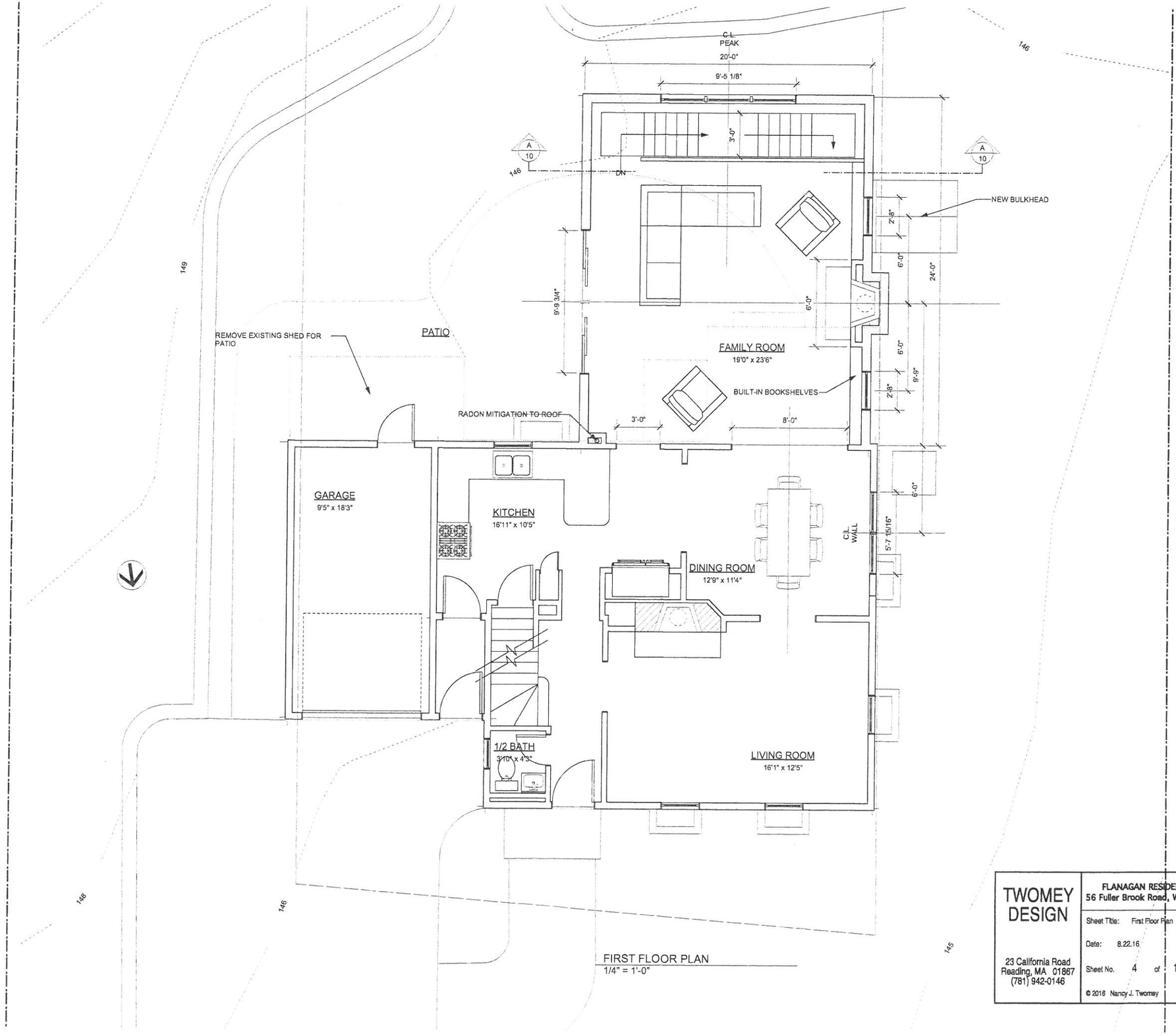

FIRST FLOOR PLAN
1/4" = 1'-0"

TWOMEY DESIGN
23 California Road
Reading, MA 01867
(781) 942-0146

FLANAGAN RESIDENCE
56 Fuller Brook Road, Wellesley

Sheet Title: First Floor Plan

Date: 8.22.16

Sheet No. 4 of 10

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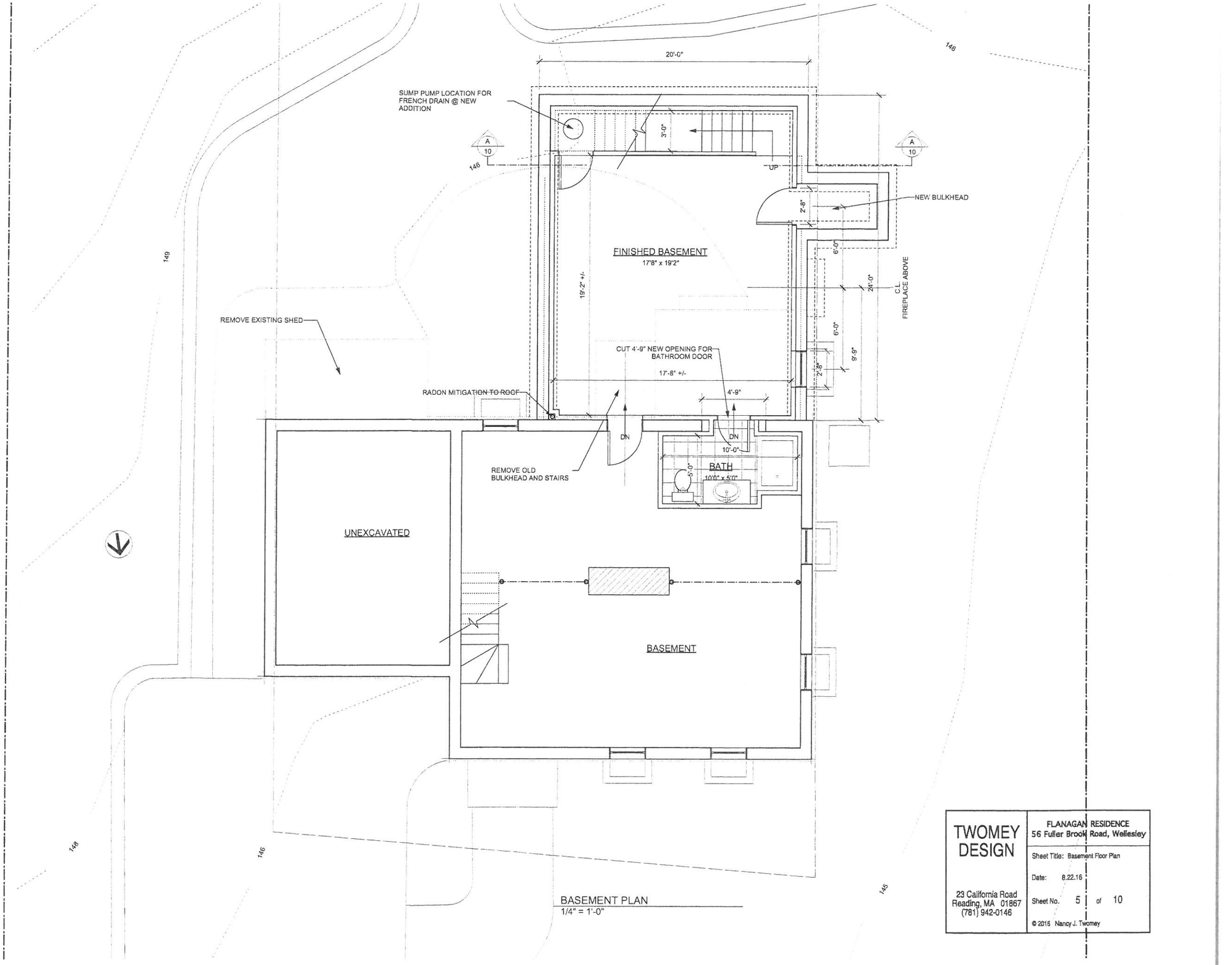
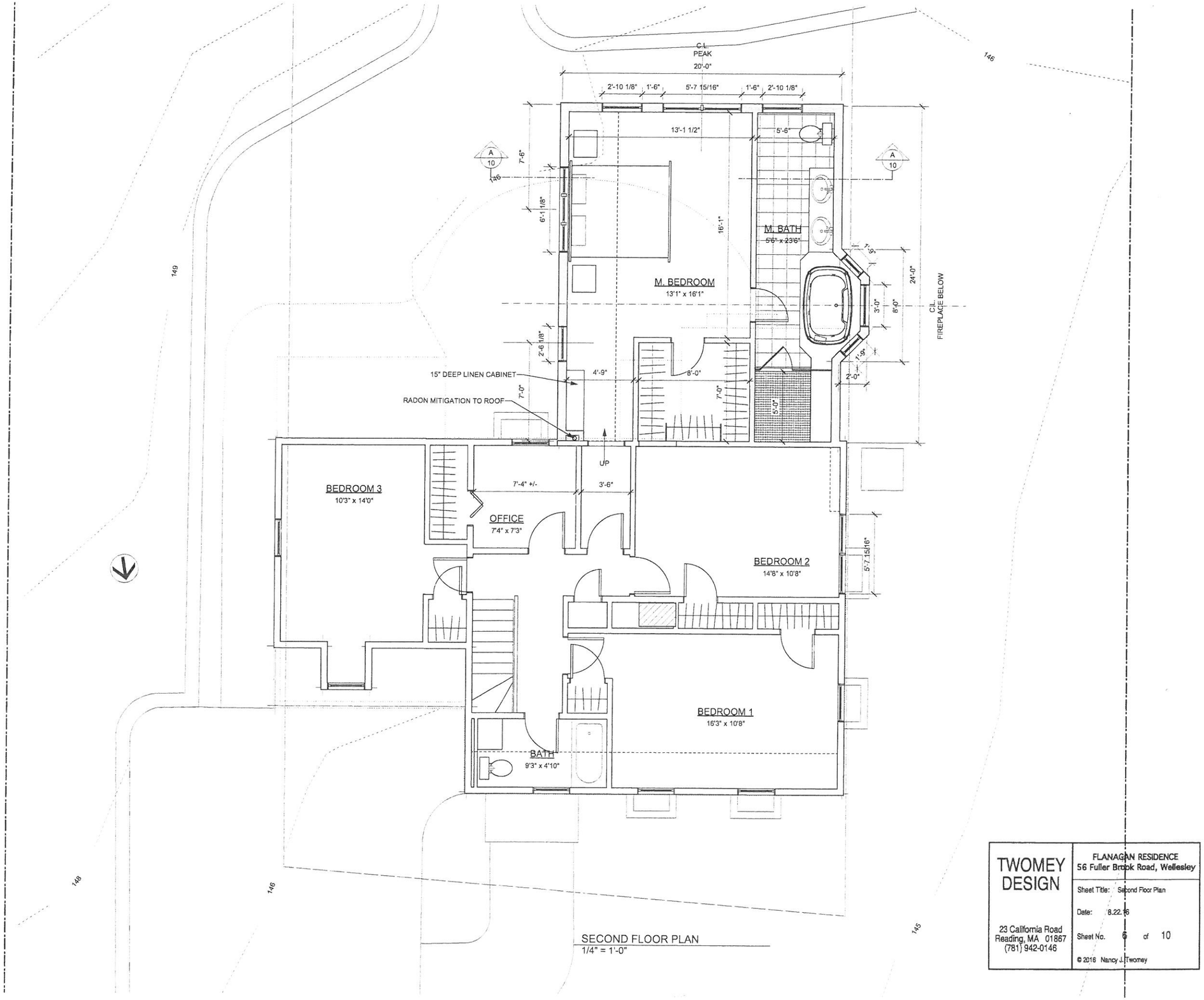


BASEMENT PLAN
1/4" = 1'-0"

TWOMEY DESIGN	FLANAGAN RESIDENCE 56 Fuller Brook Road, Wellesley
23 California Road Reading, MA 01867 (781) 942-0146	Sheet Title: Basement Floor Plan Date: 8.22.16 Sheet No. 5 of 10
	© 2016 Nancy J. Twomey



SECOND FLOOR PLAN
1/4" = 1'-0"

TWOMEY DESIGN
23 California Road
Reading, MA 01867
(781) 942-0146

FLANAGAN RESIDENCE
56 Fuller Brook Road, Wellesley

Sheet Title: Second Floor Plan

Date: 8.22.16

Sheet No. 6 of 10

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SIDE ELEVATION
1/4" = 1'-0"

TWOMEY DESIGN
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Reading, MA 01867
(781) 942-0148

FLANAGAN RESIDENCE
56 Fuller Brook Road, Wellesley

Sheet Title: Side Elevation

Date: 8.22.16

Sheet No. 7 of 10

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TW2842-2
R.O. 5'-7 15/16" X 4'-4 7/8"

TW2836
R.O. 2'-10 1/8" X 3'-8 7/8"

TW2836
R.O. 2'-10 1/8" X 3'-8 7/8"

TW30410-3
R.O. 9'-5 1/8" X 5'-0 7/8"
TEMPERED GLASS

REAR ELEVATION
1/4" = 1'-0"

TWOMEY DESIGN
23 California Road
Reading, MA 01867
(781) 942-0146

FLANAGAN RESIDENCE
56 Fuller Brook Road, Wellesley

Sheet Title: Rear Elevation

Date: 8.22.16

Sheet No. 8 of 10

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GARAGE SIDE ELEVATION
1/4" = 1'-0"

TWOMEY DESIGN
23 California Road
Reading, MA 01867
(781) 942-0146

FLANAGAN RESIDENCE
56 Fuller Brook Road, Wellesley

Sheet Title: Garage Side Elevation

Date: 8.22.16

Sheet No. 9 of 10

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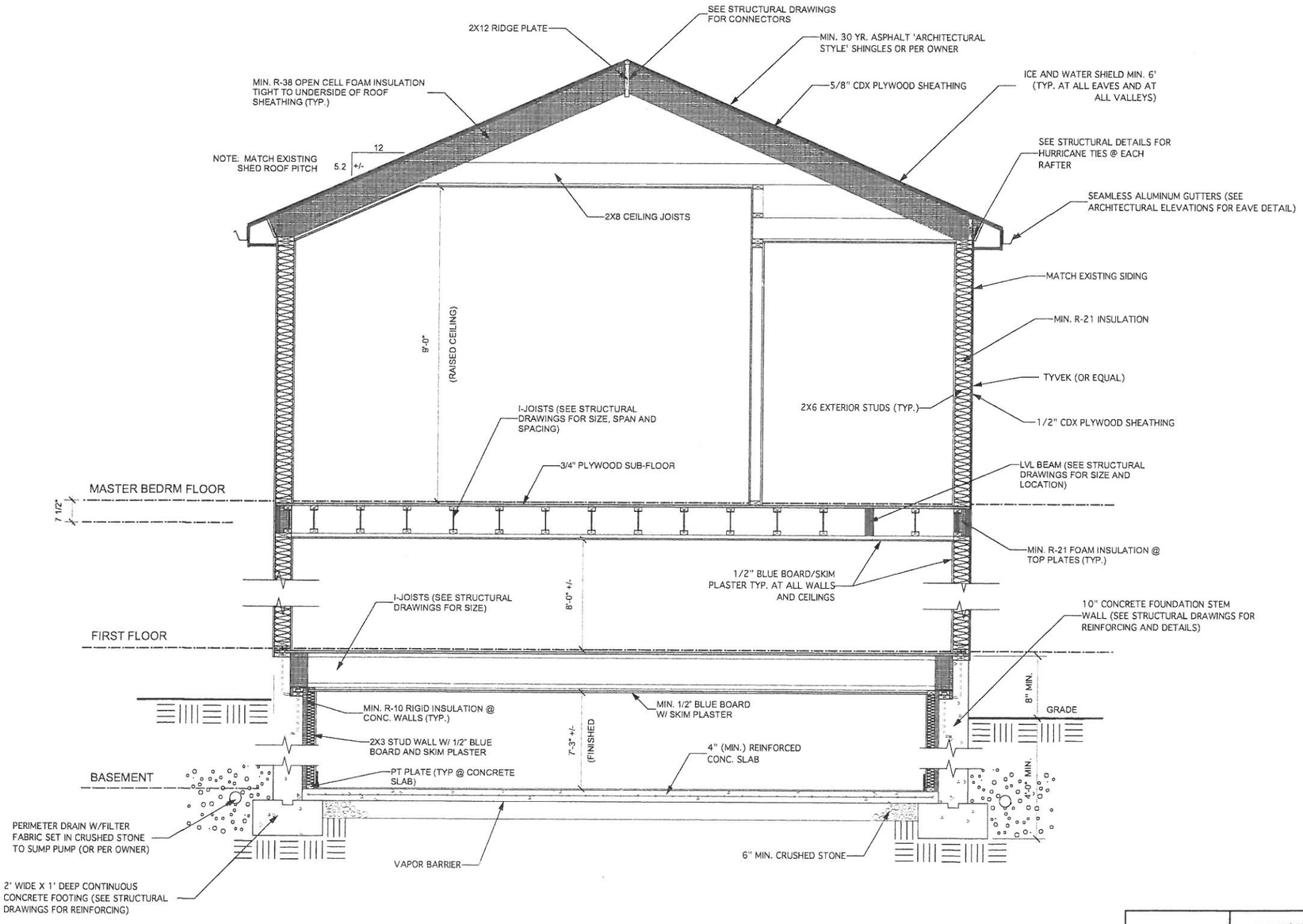

A-A TYP. BUILDING SECTION
1/2" = 1'-0"

TWOMEY DESIGN	FLANAGAN RESIDENCE 56 Fuller Brook Road, Wellesley
	Sheet Title: Typ. Building Section
	Date: 8.22.16
23 California Road Reading, MA 01867 (781) 942-0146	Sheet No. 10 of 10
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