

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

RICHARD L. SEEGL, CHAIRMAN
J. RANDOLPH BECKER, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
Executive Secretary
Telephone
(781) 431-1019 Ext. 2208

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

Date: 7/15/16

ZBA: 2816-81

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	_____ \$200	_____
Special Permit	<u>X</u> \$200	_____ \$500
Special Permit/Findings	_____ \$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		

2016 SEP 21 P 12:14
RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482

Property Location: 23 Glen Road Zoning District: Single Residence A - SR10

Property located in a: Historic District Yes No
Wetlands Protection Area No
Water Supply Protection District No

Applicable Section(s) of the Zoning Bylaw: _____

Explanation of Request: Seeking approval to replace deteriorated garage with new garage on existing footprint. Existing garage non-conforming due to side yard set back. Proposing to re-use existing concrete pad and clad exterior of garage with cedar shingles to match main house. Plans, elevations and photos attached.

Requested Relief:
_____ Lot Area _____ Front Yard Depth (Street Setback)
_____ Lot Coverage X Side Yard Width (Side Line Setback)
_____ Frontage _____ Rear Yard Depth (Rear Line Setback)
_____ Front Yard Width _____ Other _____

OWNER OF PROPERTY/PETITIONER: David and Kara Anderson

MAILING ADDRESS: 23 Glen Road, Wellesley 02481

PHONE: WORK: 781-859-8778 HOME: 781-304-4743

SIGNATURE OF OWNER:

AGENT FOR OWNER: n/a

MAILING ADDRESS: _____

PHONE: WORK: _____ HOME: _____

AP 42 / 64
DAVID C. & THERESA M. HOSKYNS ET AL
BOOK 18049, PAGE 263
LOT 113

60.00'

CONCRETE
BOUND
FOUND
HELD

REBAR
SET

22.93'

REBAR
SET

CONCRETE
BOUND
FOUND

47.8±

AP 42 / 66
n/f
DAVID P. ANDERSON &
KARA W. CICHETTI
BOOK 23948, PAGE 383
9683.7 SQ. FT.
LOT 112

AP 42 / 67
n/f

RAY & JEAN K. FULLER
BOOK 24470, PAGE 53

AP 42 / 65
n/f

PETER & STEPHANIE
JURIANSZ
BOOK 21085, PAGE 299

LOT 111

136.00'

GARAGE

5.9±

127.79'

#21
EXISTING
2 STORY W/F
DWELLING

DECK

#23
EXISTING
2 STORY W/F
DWELLING

23.0±

#25

9.8±

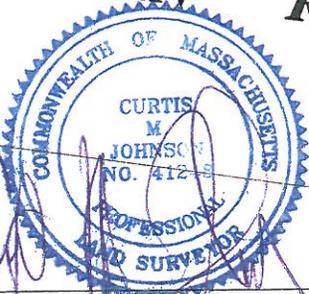
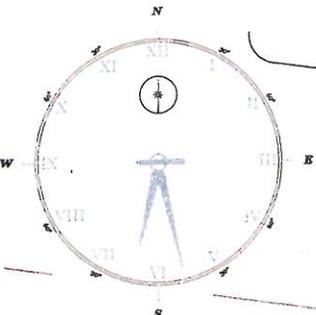
15.7±

68.00'

REBAR
SET

IRON PIPE FOUND to Ledyard Street

GLEN ROAD



EXPRESS SURVEYING

CURTIS M. JOHNSON, P.L.S.

401-447-3739 / surveyexpress@cox.net

P.O. BOX 41365

PROVIDENCE, RHODE ISLAND 02940

Certified Plot Plan
Anderson/Cicchetti Home

23 Glen Road

Wellesley, Massachusetts

SCALE 1"=20'

DECEMBER 2, 2007



TOWN OF WELLESLEY MASSACHUSETTS
WETLANDS PROTECTION COMMITTEE
525 WASHINGTON STREET, WELLESLEY, MASSACHUSETTS 02482-5992

Robert Collins, Chair
J. Stanley Waugh
Carl Sciple
Richard Howell
Pete Jones

Linda Hansen, Wetlands Administrator
Email: LHansen@wellesleyma.gov
Telephone: (781) 431-1019 x2292
Cell: (781) 467-6366

Via Certified Mail

August 31, 2016

David and Kara Anderson
23 Glen Road
Wellesley, MA 02481

Re: Negative Determination of Applicability – 23 Glen Road, Wellesley

Dear Mr. and Mrs. Marx:

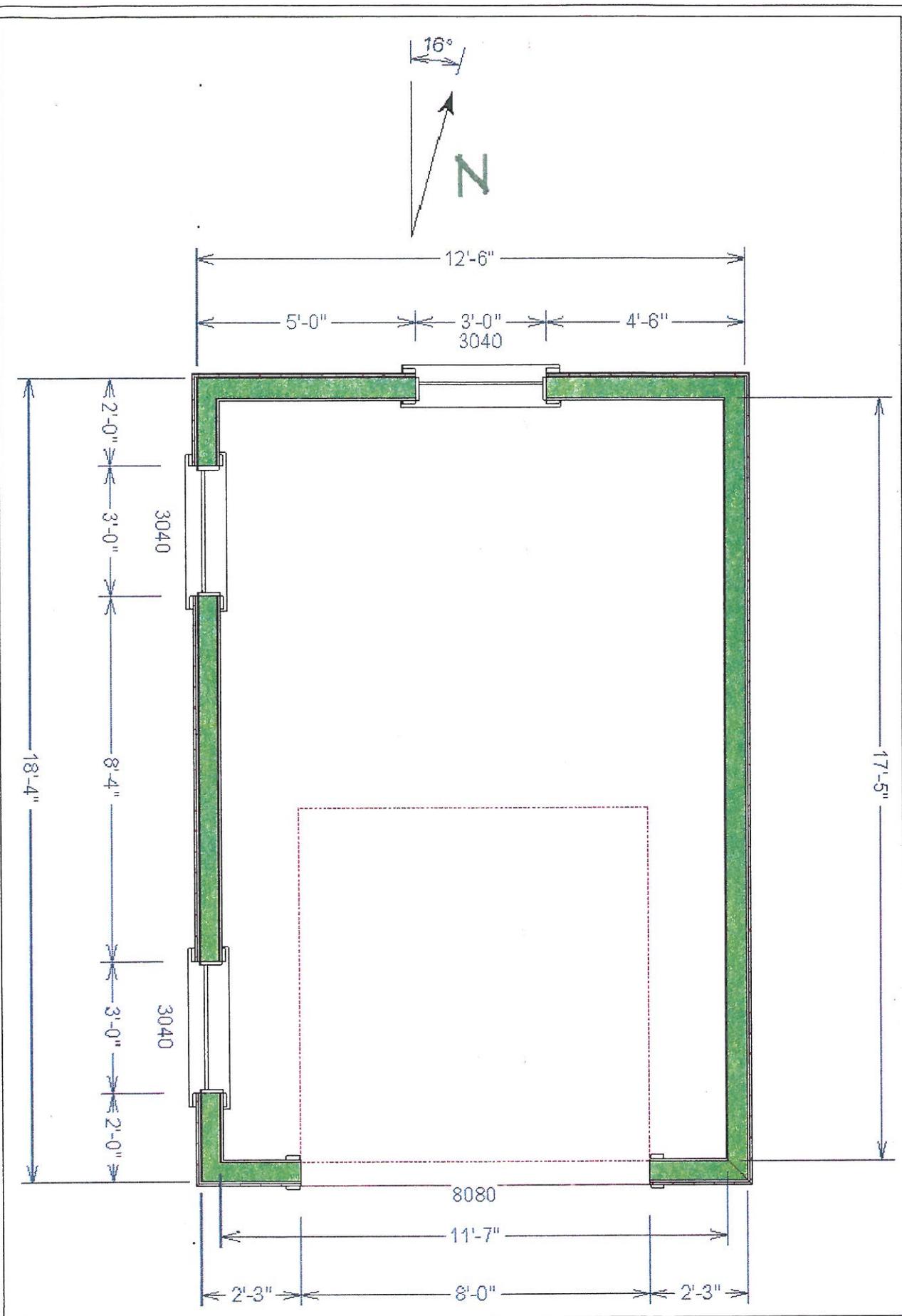
The Wellesley Wetlands Protection Committee has voted to issue a *Negative Determination of Applicability* for the work associated with replacement of the existing garage at the above referenced address. The referenced project is in the outer riparian zone is subject to jurisdiction under the Massachusetts Wetlands Protection Act or the Town of Wellesley Wetlands Protection Bylaw, but will not alter the area under protection. Please notify the Committee if the scope of the project changes.

If you have any questions, please feel free to contact our office.

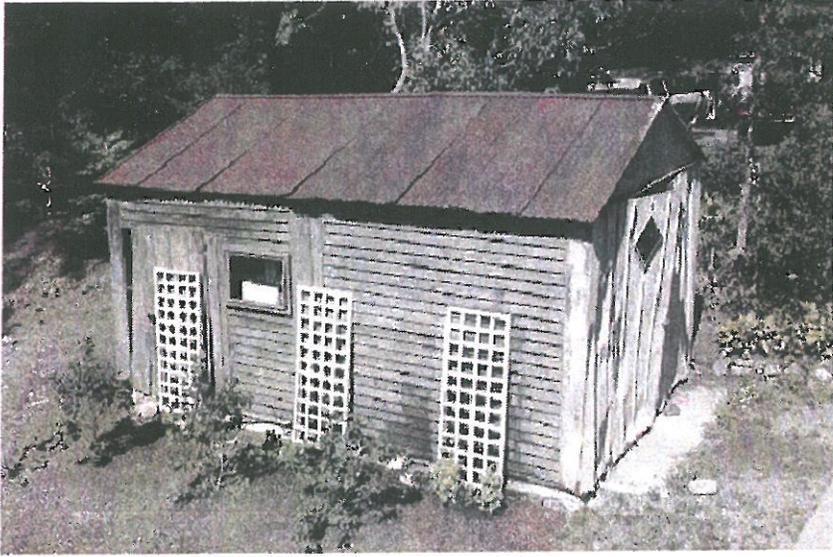
For the Committee,

Linda Hansen
Wetlands Administrator, Town of Wellesley

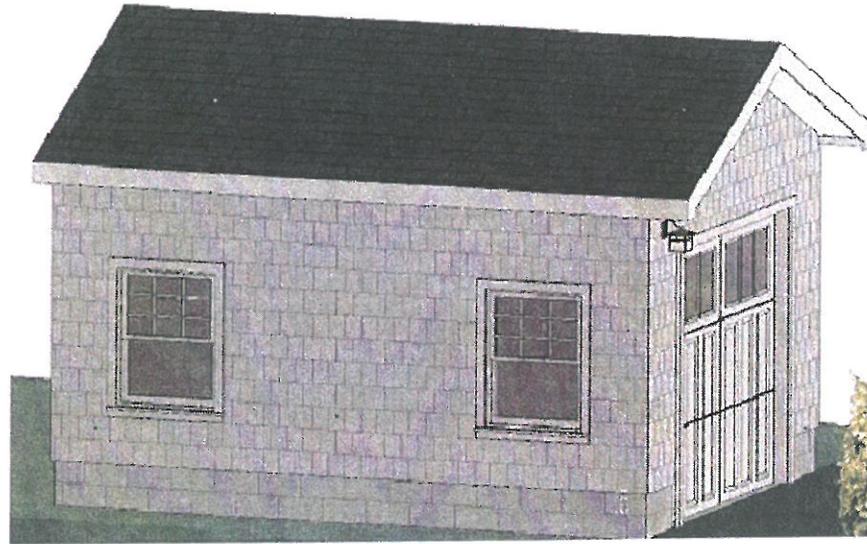
Cc: Building
File
ZBA ✓



A-4	SHEET:	DATE:	DRAWINGS PROVIDED BY: David Anderson Applicant: David and Kara Anderson 23 Glen Rd, Wellesley, MA 02481	PROJECT DESCRIPTION: 23 GLEN ROAD EXISTING SHED REHAB	SHEET TITLE: FLOOR PLAN
		SCALE:			
1/2" = 1'		4/20/2016			



EXISTING GARAGE 12' 6" X 18' 4"



PROPOSED GARAGE 12' 6" X 18' 4"

SHEET TITLE:
**EXISTING AND
PROPOSED**

PROJECT DESCRIPTION:
**23 GLEN ROAD
EXISTING SHED REHAB**

DRAWINGS PROVIDED BY:
David Anderson
Applicant:
David and Kara Anderson
23 Glen Rd, Wellesley, MA
02481

DATE:

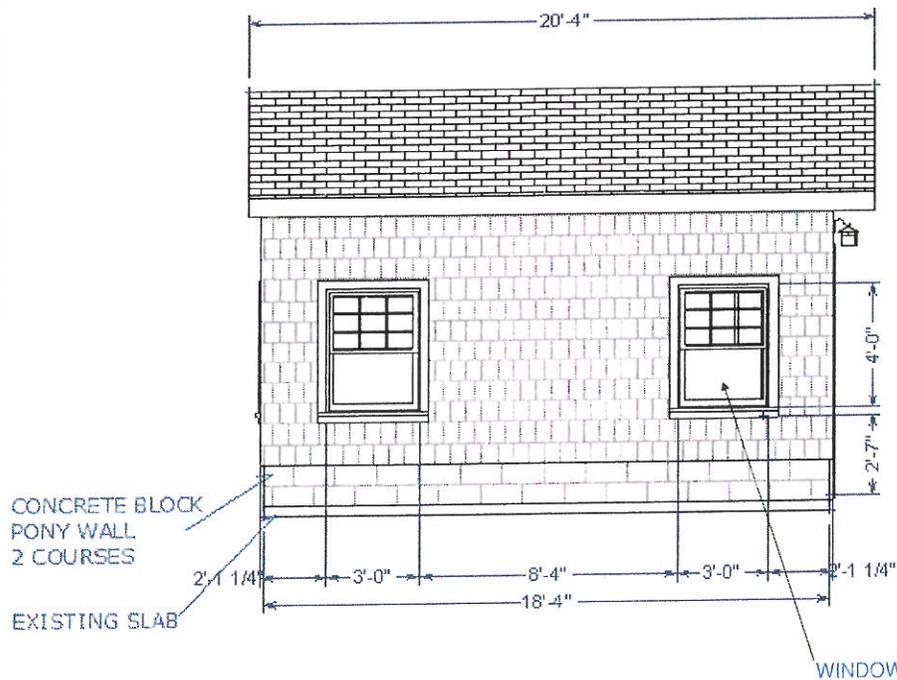
4/20/2016

SCALE

NONE

SHEET:

A-1



WEST ELEVATION



SOUTH ELEVATION

SHEET TITLE:
**ELEVATION
VIEWS**

PROJECT DESCRIPTION:
**23 GLEN ROAD
EXISTING SHED REHAB**

DRAWINGS PROVIDED BY:
David Anderson
Applicant:
David and Kara Anderson
23 Glen Rd, Wellesley, MA
02481

DATE:

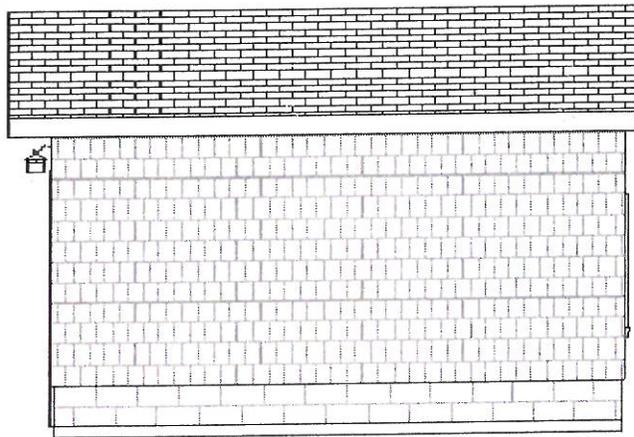
4/20/2016

SCALE

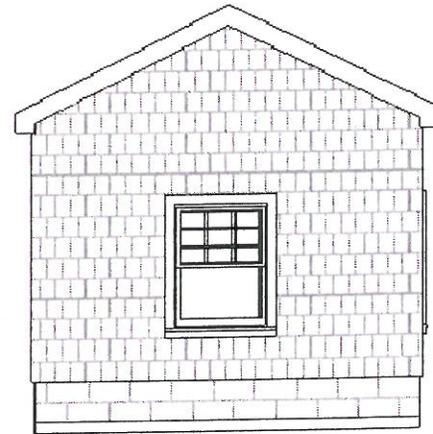
1/4" = 1'

SHEET:

A-2



EAST ELEVATION



NORTH ELEVATION

SHEET TITLE:
**ELEVATION
VIEWS**

PROJECT DESCRIPTION:
**23 GLEN ROAD
EXISTING SHED REHAB**

DRAWINGS PROVIDED BY:
David Anderson
Applicant:
David and Kara Anderson
23 Glen Rd, Wellesley, MA
02481

DATE:

4/20/2016

SCALE

1/4" = 1'

SHEET:

A-3