



ZONING BOARD OF APPEALS

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

RICHARD L. SEEDEL, CHAIRMAN
 CYNTHIA S. HIBBARD, VICE CHAIRMAN
 DAVID G. SHEFFIELD

ELLEN D. GORDON
 EXECUTIVE SECRETARY
 TELEPHONE
 (781) 431-1019 EXT. 208

ROBERT A. BASTILLE
 J. RANDOLPH BECKER
 ROBERT W. LEVY

ZBA 2003-70
 Petition of Joel and Cathleen Lunger
25 Pickerel Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 18, 2003 at 7:30 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of JOEL AND CATHLEEN LUNGER requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the following construction at their nonconforming dwelling with less than the required left, front and right side yard setbacks, at 25 PICKEREL ROAD, in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure:

1. Raising the ridge line of the roof 11.5 feet above the existing 32.3 foot by 34.5 foot nonconforming dwelling to accommodate a 1.5 story addition with the same dimensions and less than the required left, front and right side yard setbacks.
2. Demolition of the existing landing and stair and construction of a new 5 foot by 8 foot landing with less than the required front setback.

On August 19, 2003, the petitioners 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 Joel and Cathy Lunger. Mr. Lunger said the existing house does not conform to current zoning setbacks. They would like to remove the landing and front steps and rebuild both about 6 inches farther away from the front property line.

The ridge height would be increased to 35 feet from average mean grade. The style of the house would minimize the effect of the height. The lot coverage would be increased by 3.5% due to the construction of the conforming addition at the rear of the house. The neighbors have no problems with the petition.

Mr. Lunger submitted a letter in support of the petition from Katherine and Paul Russell, 10 Pickerel Road.

The Board stated its concern that the view from the opposite side of Morses Pond would be a four-story building. Mr. Lunger responded that they have gone around the pond and there are several houses that show four stories. The walk-in basement creates the need for four stories.

RECEIVED
 TOWN CLERK'S OFFICE
 WELLESLEY MA 02482
 SEP 26 A 8:08

ZBA 2003-70
Petition of Joel and Cathleen Lunger
25 Pickerel Road

The Board noted that the plan shows an attic "bonus" room, and asked if the house could be lowed by eliminating that room. Mr. Lunger explained that there is a fourth bedroom next to the "bonus" room. They have set the ridgeline as low as possible. The attic slopes down in front. They need the space in the back of the house. The ridgeline would run from left to right. The ceiling height at the center would be less than 10 feet and about 7 feet at the back.

Matthew Kressy, 29 Pickerel Road, said he and his wife are the abutting neighbors to the east and are in support of the petition. He felt the proposed design was much better than the existing design. He stated that he was also speaking for Stanley Hodges, 10 Pickerel Terrace, who could not attend the hearing.

Helen Belitsos, 14 Pickerel Road, expressed support for the petition.

Statement of Facts

The subject property is located at 25 Pickerel Road abutting Morses Pond at the rear, on 6,534 square foot lot in a 10,000 square foot Single Residence District, and has a minimum left side yard setback of 15.0 feet, a minimum front yard setback of 12.3 feet and a minimum right side yard setback of 15.6 feet.

The petitioners are requesting a Special Permit/Finding that the following construction shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure:

1. Raising the ridgeline of the roof 11.5 feet above the existing 32.3 foot by 34.5 foot nonconforming dwelling to accommodate a 1.5 story addition with the same dimensions and a minimum left side yard setback of 15.1 feet, a minimum front yard setback of 12.3 feet and a minimum right side yard setback of 15.6 feet.
2. Demolition of the existing landing and stair and construction of a new 5 foot by 8 foot landing with a minimum front yard setback of 12.7 feet.

A Plot Plan dated August 8, 2003, stamped by Joseph March, Professional Land Surveyor; Existing and Proposed Floor Plans and Elevations dated August 8, 2003; and photographs were submitted.

On August 18, 2003, the Wetlands Protection Committee issued an Order of Conditions (DEP 324-439) for the project.

The Planning Board reviewed the petition and stated that the dwelling is on a private way and the building coverage will be increased by over 50%, which will require a review of the adequacy of the way by the Planning Board. Assuming the necessary review is satisfactorily completed, the Board has no objections.

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.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02482
2003 SEP 16 AM 8:08

ZBA 2003-70
Petition of Joel and Cathleen Lunger
25 Pickerel Road

It is the finding of this Authority that the raising of the ridgeline 11.5 feet above the existing nonconforming 32.3 foot by 34.5 foot dwelling to accommodate a 1.5 story addition with the same dimensions and a minimum left side setback of 15.1 feet, a minimum front setback of 12.3 feet and a minimum right side setback of 15.6 feet shall not be substantially more detrimental to the neighborhood as it shall neither intensify the existing nonconformance nor create new nonconformity, as there shall be no change in the footprint.

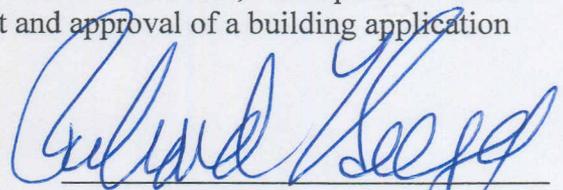
It is the finding of this Authority that the demolition of the existing nonconforming landing and stair and construction of a new 5 foot by 8 foot landing and stair shall not be substantially more detrimental to the neighborhood than the existing nonconforming landing and stair, as the new landing and stair shall neither intensify the existing nonconformance, nor create new nonconformity as the new landing and stair shall be less nonconforming than the existing structure.

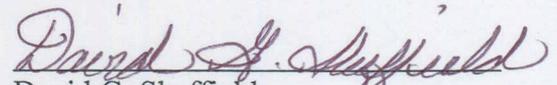
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of the second story addition, and demolition and reconstruction of the landing and stair in accordance with the submitted plot plan and construction drawings, as well as the Order of Conditions (DEP 324-429) issued by the Wetlands Protection Committee.

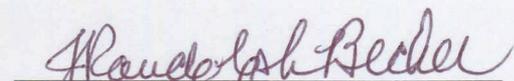
The Inspector of Buildings is hereby authorized to issue a permit for construction, subsequent to a review of the adequacy of the way by the Planning Board, upon receipt and approval of a building application and detailed construction plans.

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.

Cc: Planning Board
Wetlands Protection Committee
Inspector of Buildings
edg


Richard L. Seegel, Chairman


David G. Sheffield

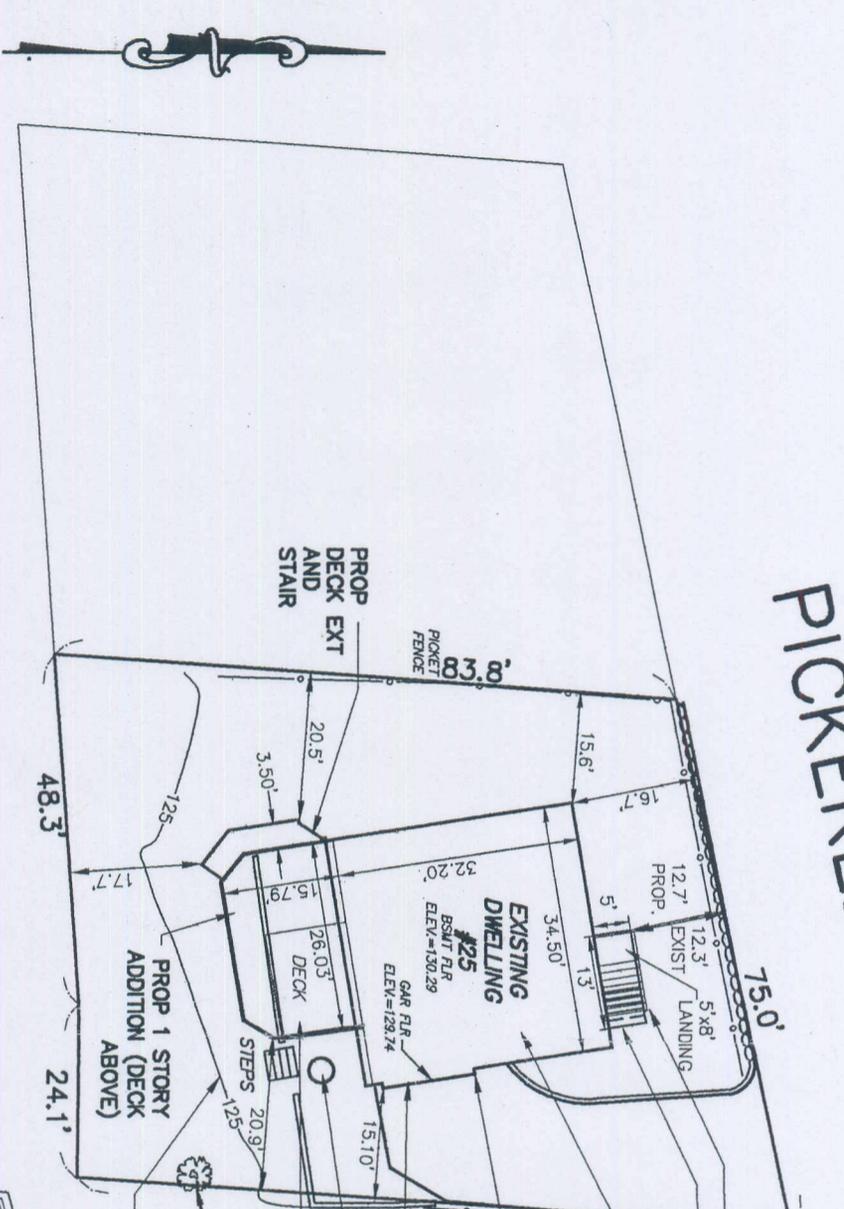

J. Randolph Becker

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2003 SEP 26 A 8:08

PICKEREL ROAD

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2003 AUG 19 AM 9:50
100.0'

RR SPK FWD



RECONFIGURE EXIST STAIRS
PROPOSED STAIRS
5'x8' LANDING
12.3' EXIST
12.7' PROP.
5'
13'
34.50'
EXISTING DWELLING #25
BSMT FLR ELEV.=130.29
GAR FLR ELEV.=129.74
26.05' DECK
15.79'
15.79'
3.50'
20.5'
PROP DECK EXT AND STAIR
15.6'
6.7'
17.7'
48.3'
24.1'
125'
PROP 1 STORY ADDITION (DECK ABOVE)
100 YEAR FLOOD ELEV.= 125 (BLSF)
TBM NAIL IN 12" CRAB ELEV.=124.89
DEMOLISH EXIST 11'x 15' DECK
PROP DRYWELL
GARAGE UNDER
DR FWD ON LINE
1.9'

NOTE: NO REVISIONS TO EXISTING GRADING TO BE PERFORMED AS PART OF THE WORK. DRYWELL AS INDICATED TO BE PROVIDED TO PICK UP ROOF DRAINAGE.

	EXISTING	PROPOSED
LOT = 6534 SF (TAX) (10,000 S.F. DISTRICT)		
FOOTPRINT COVERAGE	1394 SF 21.3%	1620 SF 24.8% < 25%

WELLESLEY, MASSACHUSETTS

PLAN OF LAND

FOR: JOEL AND CATHY LUNGER
SCALE: 1"=20' AUGUST 8, 2003

STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTION, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING



(3354+work.dwg) 25 Pickerel Road SM-3354

MORSES POND

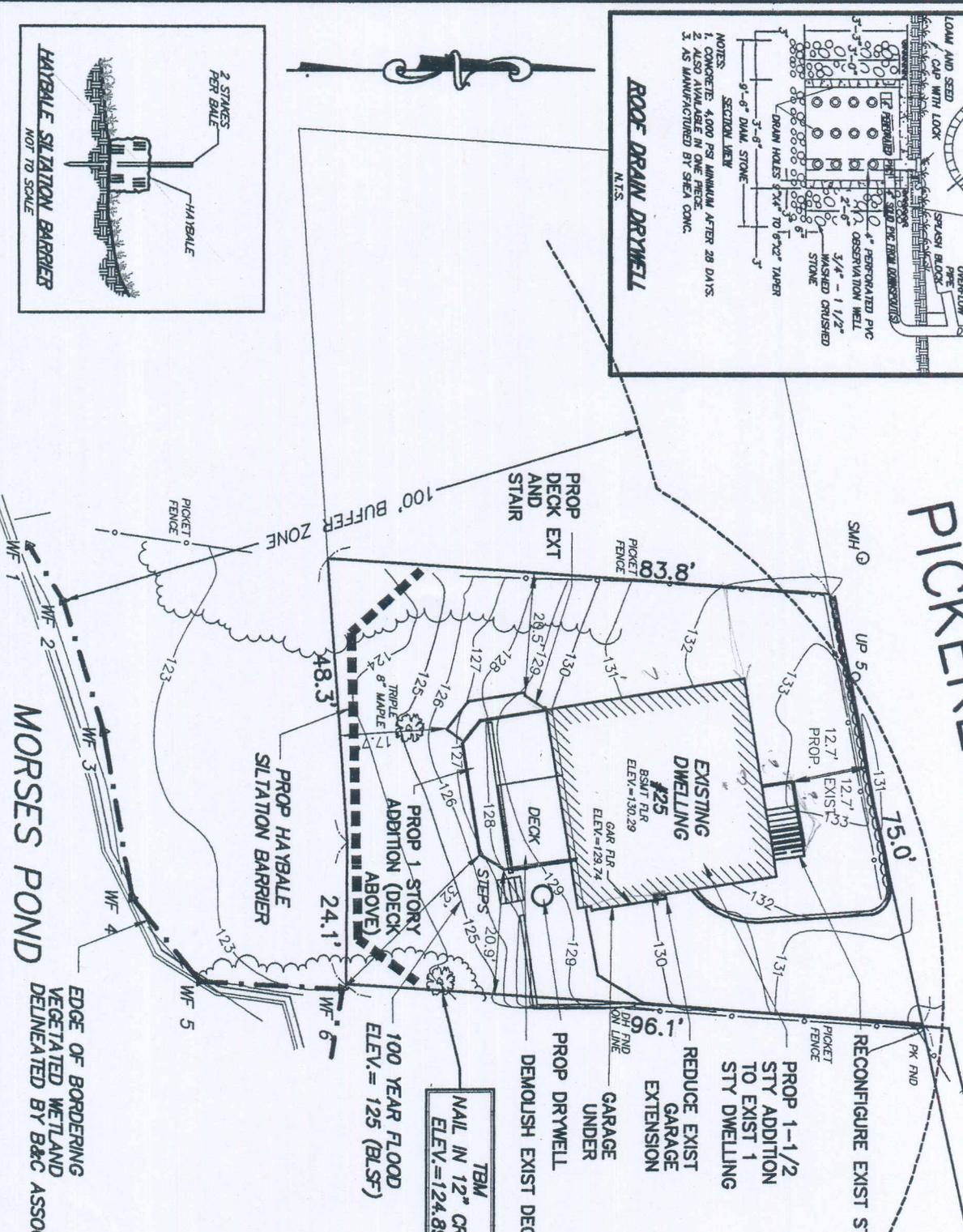
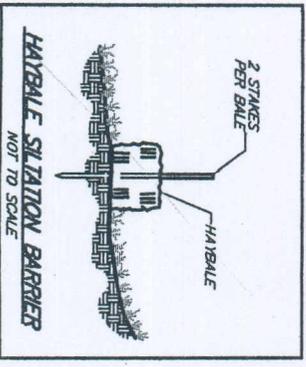
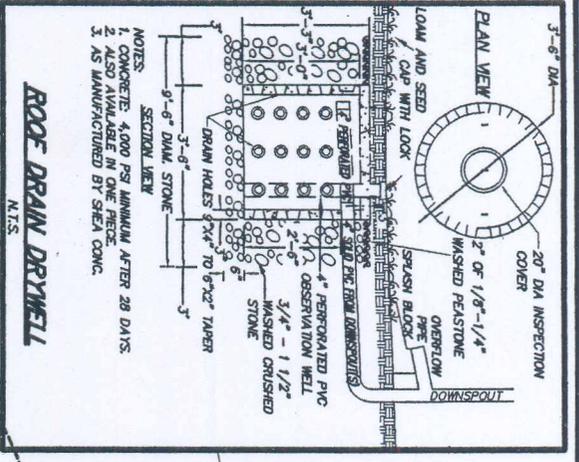


RECEIVED
 TOWN ENGINEERING OFFICE
 WELLESLEY MA 02482

2003 AUG 01 A 9:50

RR SKX FND

PICKEREL ROAD



PLAN OF LAND
 IN

WELLESLEY, MASSACHUSETTS

FOR: JOEL AND CATHY LUNGER
 SCALE: 1" = 20' AUGUST 8, 2003

STAMSKI AND McNARY, INC.
 80 HARRIS STREET
 ACTON, MASSACHUSETTS
 ENGINEERING - PLANNING - SURVEYING



(3354work.dwg) 25 Pickereel Road SM-3354