TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2012-82
Petition of David Buchanan
15 Longfellow Road

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WELLESLEY MA 02482
2012 DEC 12 P 1:30

Record Owner of Property: William & Brooke Muggia

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, December 6, 2012, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of DAVID BUCHANAN requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a 6 foot by 16.3 foot second story addition that will meet setback requirements on an existing nonconforming structure with less than required left side yard setbacks, at 15 LONGFELLOW ROAD, in a 15,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On November 19, 2012, 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 Buchanan, Architect, (the "Petitioner").

Mr. Buchanan displayed a three dimensional model (retained by proponent).

Mr. Buchanan said that he was representing Will and Brooke Muggia (the homeowners). He said that they are asking for relief for a second story bedroom addition. He said that the existing house has a nonconforming left side yard setback of 16.5 feet.

Mr. Buchanan said that the proposed small addition will piggy back over an existing room. He said that the addition will be approximately 6 feet by 16 feet, just under 100 square feet. He said that the addition will house a bedroom for the Homeowner's son and also provide some extra closet space. He said that it will also help to mitigate a roof line problem that has caused ice dams in the past.

Mr. Buchanan said that the proposed addition will meets all setback requirements. He said that they tried to be respectful of the existing house and prior additions and renovations.

The Board asked if the roofline at the back of the house will be changed. Mr. Buchanan displayed on the three dimensional model the current ridgeline. He said that the new addition will extend two feet out over the existing room below. He said that they will not be changing the footprint of the house at all. He said

that they will reconfigure the roof over the addition. He said that the existing deck is not shown on the model but they will not be changing it in any way.

The Board confirmed that water conductors have been figured in the plans.

There was no one present at the public hearing who wished to speak to the petition.

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Statement of Facts

The subject property is located at 15 Longfellow Road, in a 15,000 square foot Single Residence District, with a minimum left side yard setback of 16.5 feet.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a 6 foot by 16.3 foot second story addition that will meet setback requirements on an existing nonconforming structure with less than required left side yard setbacks, in a 15,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated 10/19/12, stamped by Terrence M. Ryan, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevations Drawings, dated 11/14/12, prepared by Horst Buchanan Architects, Inc., and photographs were submitted.

On December 6, 2012, the Planning Board reviewed the petition and recommended that the Special Permit 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 construction of a 6 foot by 16.3 foot second story addition that will meet setback requirements on an existing nonconforming structure with less than required left side yard setbacks, shall not be substantially more detrimental to the 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 construction of a 6 foot by 16.3 foot second story addition that will meet setback requirements, 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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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

David G. Sheffield

cc: Planning Board
Inspector of Buildings
lrm

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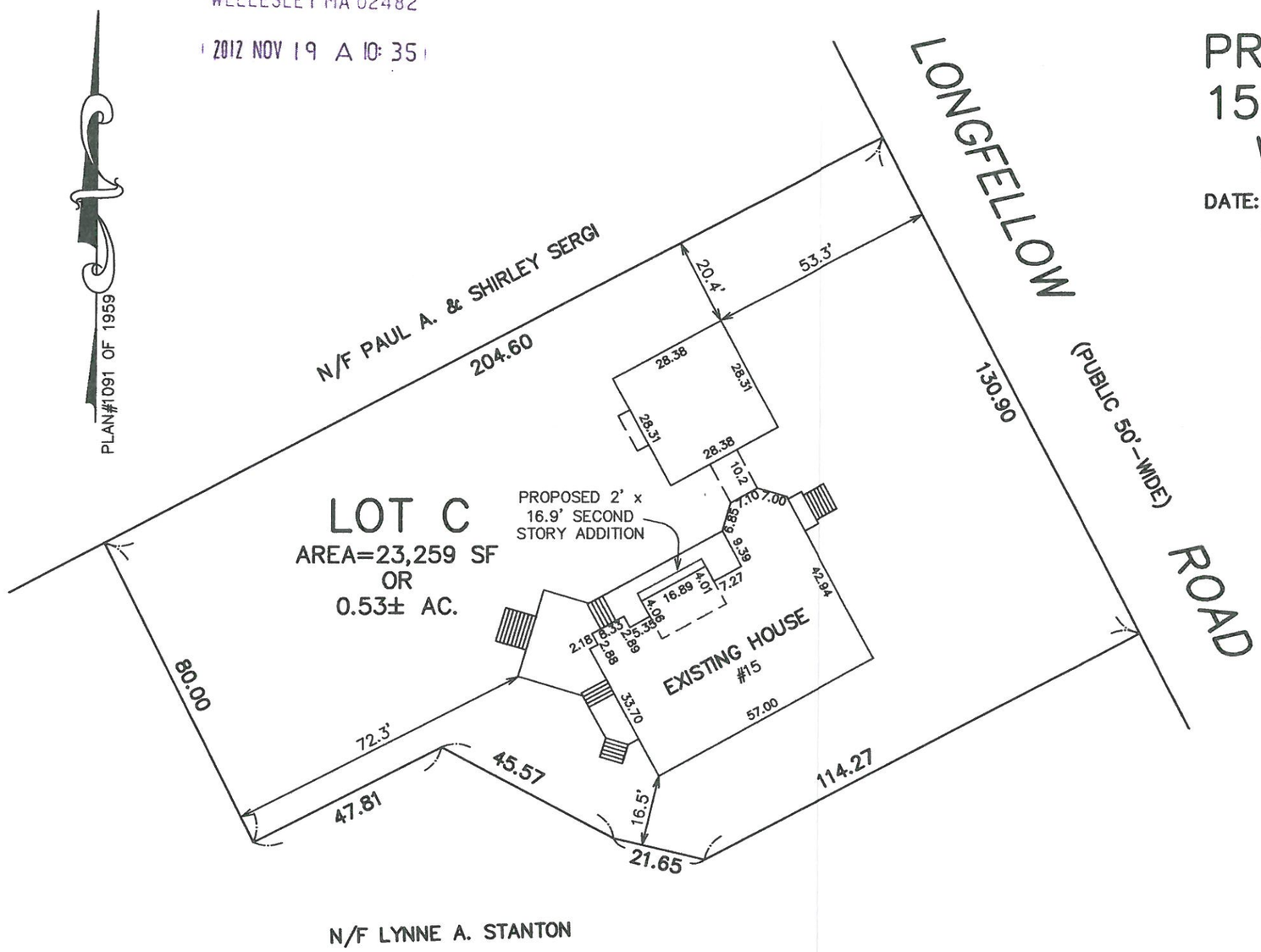
2012 NOV 19 A 10:35

PROPOSED PLOT PLAN
15 LONGFELLOW ROAD
WELLESLEY, MASS.

DATE: OCTOBER 19, 2012 SCALE: 1" = 30'

PREPARED FOR:
HORST BUCHANAN ARCHITECTS
88 PRINCE STREET
JAMAICA PLAIN, MASS. 02130

ENGINEERS & SURVEYORS:
APPLEWOOD SURVEY LLC
21 GREEN STREET
HOLLISTON, MASS. 01746
TERRENCE M. RYAN R.L.S. 37057



ZONED: SINGLE RES.
AREA: 15,000 SF
FRONTAGE: 60 FT
SETBACK: 30 FT
SIDEYARD: 20 FT
REARYARD: 15 FT
MAX. LOT COVERAGE: 4186 SF

DEED BOOK 23381 PAGE 78
ASSESSORS MAP 44 LOT 17

EXISTING LOT COVERAGE = 3,839 SF OR 16.5%

COMMONWEALTH OF MASSACHUSETTS
TERRENCE M. RYAN # 37057
REGISTERED PROFESSIONAL LAND SURVEYOR
10/19/12

I CERTIFY THAT THE LOT SHOWN CONFORMS TO THE CURRENT DIMENSIONAL REGULATIONS OF THE WELLESLEY ZONING BYLAWS AND THAT THE HOUSE SHOWN THEREON PREDATES THE DIMENSIONAL OFFSET REGULATIONS OF THE WELLESLEY ZONING BYLAWS.

LAM