



## ZONING BOARD OF APPEALS

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

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ZBA 2013-42  
Petition of Olimpiu Dejeu  
30 River Ridge

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Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 6, 2013, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of OLIMPIU DEJEU requesting modification of a Variance and a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII, Section XIX, Section XXIV-D and Section XXV of the Zoning Bylaw that removing the roof, 3 sidewalls and the existing slab foundation and construction of a new foundation at full basement depth, and construction of 3 sidewalls and a new roof, at 30 RIVER RIDGE, in a 10,000 square foot Single Residence District, in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On May 20, 2013, 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 Olimpiu Dejeu (the "Petitioner").

Mr. Dejeu said that when he came before the Board last time he received approval to change the roof structure. He said that when they started the work, they found that there was no foundation for two-thirds of the portion of the house that they were working on. He said that he would like to put a foundation there. He said that the most cost effective way of doing that will be to take down the roof and three sides of the house, dig out, put a new foundation in, and reconstruct on the same footprint.

Frederick Klingmeyer, 32 River Ridge was present at the hearing and said that he supports the petition.

### Statement of Facts

The subject property is located at 30 River Ridge, in a 10,000 square foot Water Supply Protection District, with a minimum front yard setback of 24.5 feet, a minimum left side yard setback of 10.4 feet, no right side yard setback, and 10 feet of frontage.

The Petitioner is requesting modification of a Variance and a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII, Section XIX, Section XXIV-D and Section XXV of the Zoning Bylaw that removing the roof, 3 sidewalls and the existing slab foundation and construction of a new foundation at full basement depth, and construction of 3 sidewalls and a new roof, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

2013 JUN 20 P 2:11 PM  
 TOWN CLERK'S OFFICE  
 WELLESLEY MA 02482

A Plot Plan, dated 4/8/13, stamped by David W. Humphrey, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 4/8/13, prepared by Harry W. Tarkington, Architect, photographs, Letter to Zoning Board of Appeals, dated 5/20/13, signed by Olimpiu Dejeu, Proposed foundation and sill work at 30 River Ridge, Wellesley, MA 02481 and Pictures with current conditions foundation/slab/sill at 30 River Ridge, Wellesley, MA 02481 were submitted.

On June 4, 2013, the Planning Board reviewed the petition and recommended that modification of the Variance and 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, to the extent this Special Permit is modifying an existing Variance that it will be deemed a modification of an existing Variance as well as a Special Permit.

It is the opinion of this Authority that removing the roof, 3 sidewalls and the existing slab foundation and construction of a new foundation at full basement depth on the same footprint, and construction of 3 sidewalls and a new roof, 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 removal the roof, 3 sidewalls and the existing slab foundation and construction of a new foundation at full basement depth, and construction of 3 sidewalls and a new roof, 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 construction 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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INSPECTOR'S OFFICE  
WELLESLEY MA 02482

ZBA 2013-42  
Petition of Olimpiu Dejeu  
30 River Ridge

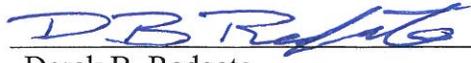
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MILLSLEY MA 02482

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

  
Derek B. Redgate

cc: Planning Board  
Inspector of Buildings  
lrm

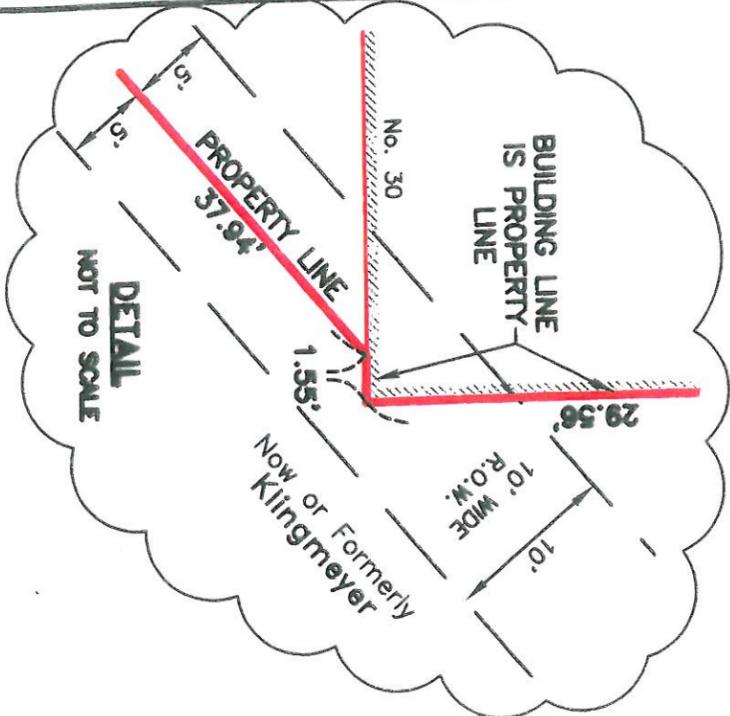
Now or Formerly  
Commonwealth of Massachusetts

24438

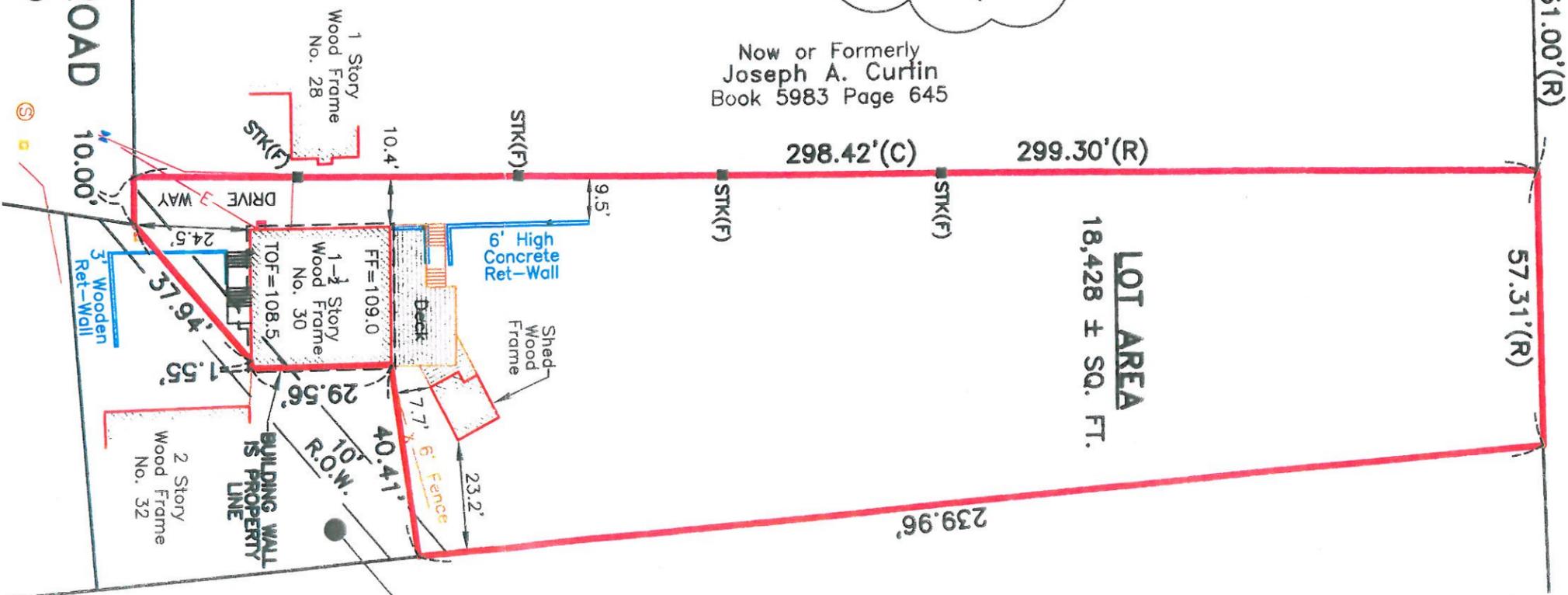


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WELLESLEY MA 02482  
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Now or Formerly  
Commonwealth of Massachusetts



Now or Formerly  
Joseph A. Curtin  
Book 5983 Page 645



Now or Formerly  
Frederick & Margaret  
Klingmeyer  
Book 5662 Page 186  
Book 6071 Page 538  
Book 6549 Page 60

LOT COVERAGE = 5.3%  
BUILDING COVERAGE = 976 S.F.

BUILDING RIDGE ELEV. = 129.3  
AVERAGE GRADE PLANE = 104.5  
BUILDING HEIGHT = 24.8'

ZONING DISTRICT:  
~ SINGLE RESIDENCE - SRD-10.  
~ WATER SUPPLY PROTECTION  
OVERLAY DISTRICT.

**RIVER RIDGE ROAD**  
(PUBLIC USE ~ 40' WIDE)

IN MY PROFESSIONAL OPINION, I CERTIFY TO OLIMPIU DEJEU AND THE TOWN OF WELLESLEY BUILDING INSPECTOR THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN MASSACHUSETTS, I FIND THAT THE STRUCTURE FALLS WITHIN FLOOD ZONE "X" UNSHADED AS SHOWN ON THE F.I.R.M. MAP FOR WELLESLEY MASSACHUSETTS, COMMUNITY #250255, PANEL 0009, SUFFIX E, MAP NUMBER 25021C0009E, DATED: JULY 12, 2012 AND THAT THE LOCATION OF THE EXISTING STRUCTURES ARE AS SHOWN HEREON.

**Plot Plan of Land**  
IN

**Wellesley, MA.**

Prepared For: **Olimpiu Dejeu**

Scale: 1" = 30' Date: April 8, 2013

**SCHOFFIELD BROTHERS OF NEW ENGLAND, INC.**  
ENGINEERING SURVEYING PLANNING

1071 WORCESTER ROAD  
FRAMINGHAM, MASSACHUSETTS 01701

Phone: (508) 879-0030 Fax: (508) 879-1797  
Email: mail@schoffieldbro.com

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Deed Recorded At Norfolk Registry Of Deeds  
Book 31145, Page 69

Plan Bk. 317 Plan 1428-1984 & No. 827-1931  
Assessors Map 20, Parcel 13  
Zoning District: Single Residence - SRD-10 **24438**

DATE: 8 April 2013  
PROFESSIONAL LAND SURVEYOR  
28720 W. WELLESLEY ST.  
30110 S. KERR ST.  
NEVILTON, MA 01906  
192:2 D 02 W M E L

