



ZONING BOARD OF APPEALS

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

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

LENORE R. MAHONEY
 EXECUTIVE SECRETARY
 TELEPHONE
 (781) 431-1019 EXT. 2208
 web: www.wellesleyma.gov

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

ZBA 2013-05
 Petition of Great Plain Development Group LLC
 4 Great Plain Avenue

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 7, 2013, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of GREAT PLAIN DEVELOPMENT GROUP LLC requesting modification of a previously approved Special Permit (ZBA 2012-53) that was granted on July 26, 2012, pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a 4 foot by 9 foot one-story addition that will meet all setback requirements, on a 19,545 square foot lot in a district in which the minimum lot size is 30,000 square feet, at 4 GREAT PLAIN AVENUE, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On January 23, 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 Brian Millerick, representing Great Plain Development Group, LLC, (the "Petitioner").

Mr. Millerick said that the request is for a minor modification for a previously modified Special Permit. He said that the request is for a 9 foot by 4 foot addition at the back of a presently being constructed home.

The Board said that the proposed addition is adjacent to a door at the rear. The Board asked why the door is not covered with a roof. The Board said that it would be about the same size as the other bump out. The Board said that it is not a Zoning issue. Mr. Millerick said that it would be a good idea.

Mr. Millerick said that he showed the plans to the neighbors and they seemed to like the proposed change.

There was no one present at the Public Hearing who wished to speak to the petition.

Statement of Facts

The subject property is located at 4 Great Plain Avenue, on a 19,545 square foot lot in a district in which the minimum lot size is 30,000 square feet.

RECEIVED
 TOWN CLERK'S OFFICE
 WELLESLEY MA 02482
 2013 FEB 21 P 3:05

The Petitioner is requesting modification of a previously approved Special Permit (ZBA 2012-53) that was granted on July 26, 2012, that construction of a 4 foot by 9 foot one-story addition that will meet all setback requirements, on a 19,545 square foot lot in a district in which the minimum lot size is 30,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 12/13/12, stamped by Richard Clinton Nelson, Professional Land Surveyor, and Proposed Floor Plans and Elevations Drawings, dated 10/3/12, prepared by R.C. Searles Associates were submitted.

On February 6, 2013, the Planning Board reviewed the petition and recommended that the petition be denied.

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 4 foot by 9 foot one-story addition that will meet all setback requirements, on a 19,545 square foot lot in a district in which the minimum lot size is 30,000 square feet 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 4 foot by 9 foot one-story addition that will meet all setback requirements, on a 19,545 square foot lot in a district in which the minimum lot size is 30,000 square feet, in accordance with the submitted plot plan and construction drawings.

The Board said that the rear door can be covered and supported by columns.

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.

RECEIVED
TOWN CLERK'S OFFICE
WILLESLY MA 02482
2013 FEB 21 P 3:09

ZBA 2013-05
Petition of Great Plain Development Group LLC
4 Great Plain Avenue

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2013 FEB 21 P 3:09

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.



J. Randolph Becker, Acting Chairman



Robert W. Levy



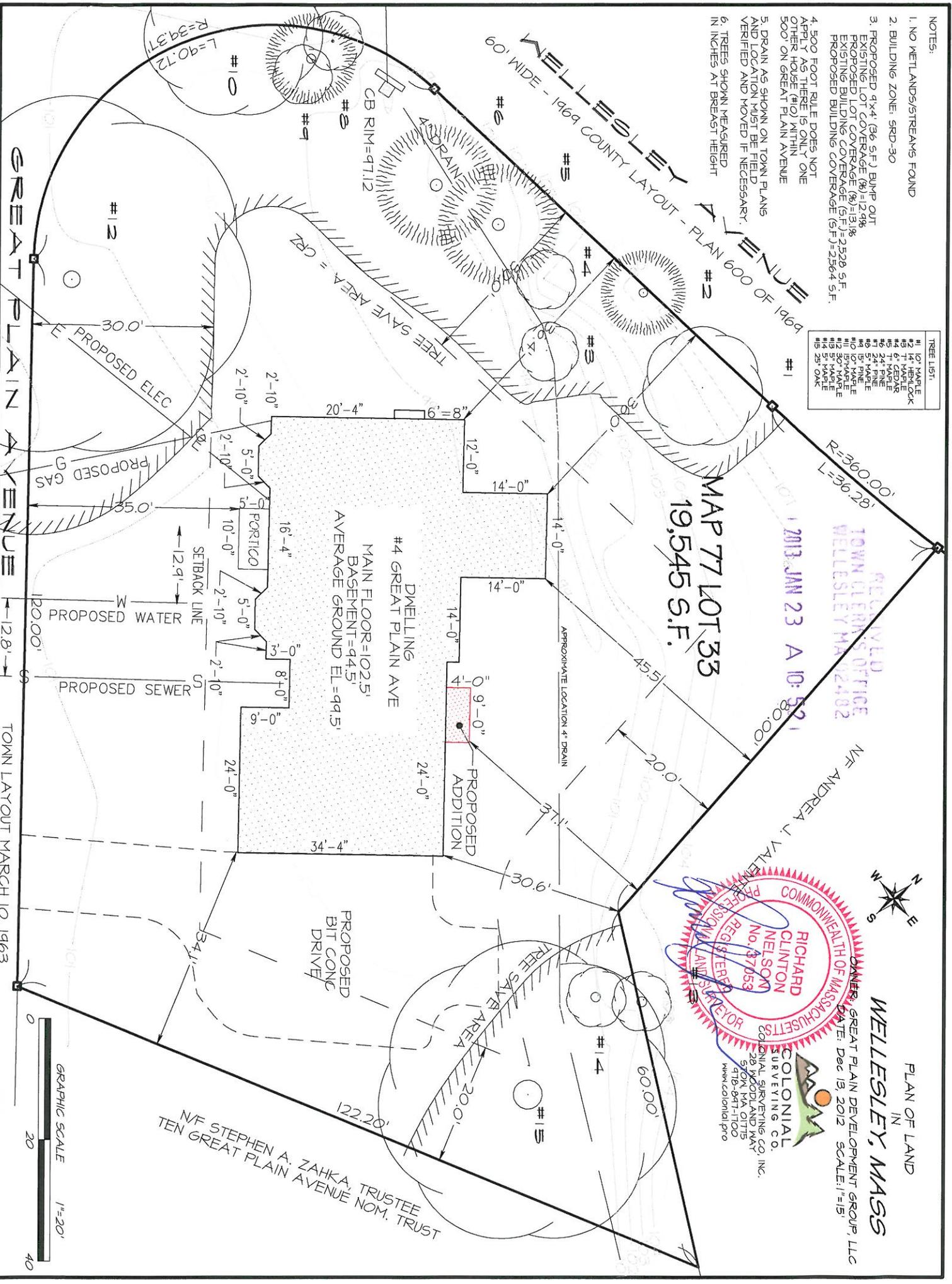
David G. Sheffield

cc: Planning Board
Inspector of Buildings
lrm

NOTES:

1. NO WETLANDS/STREAMS FOUND
2. BUILDING ZONE: SRD-30
3. PROPOSED 9'x4' (36 S.F.) BUMP OUT EXISTING LOT COVERAGE (8) = 12.9% PROPOSED LOT COVERAGE (9) = 13.1% EXISTING BUILDING COVERAGE (5 F.) = 2520 S.F. PROPOSED BUILDING COVERAGE (5 F.) = 2564 S.F.
4. 500' FOOT RULE DOES NOT APPLY AS THERE IS ONLY ONE OTHER HOUSE (#10) WITHIN 500' ON GREAT PLAIN AVENUE
5. DRAIN AS SHOWN ON TOWN PLANS AND LOCATION MUST BE FIELD VERIFIED AND MOVED IF NECESSARY.
6. TREES SHOWN MEASURED IN INCHES AT BREAST HEIGHT

TREE LIST:	
#1	10' HEMLOCK
#2	14' HEMLOCK
#3	7' MAPLE
#4	7' CEDAR
#5	24' PINE
#6	24' PINE
#7	24' PINE
#8	10' PINE
#9	10' PINE
#10	10' HEMLOCK
#11	32' MAPLE
#12	57' MAPLE
#13	57' MAPLE
#14	29' OAK
#15	29' OAK



RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MAR 24 2012

2013 JAN 23 A 10:52

MAP 77 LOT 33
19,545 S.F.



COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL LAND SURVEYOR
RICHARD CLINTON NELSON
No. 37058
DATE: Dec 19, 2012 SCALE: 1"=15'

COLONIAL SURVEYING CO., INC.
29 WOODLAND WAY
570N MA 01702
978-841-1100
www.colonialpro.com

PLAN OF LAND
IN
WELLESLEY, MASS

OWNER: GREAT PLAN DEVELOPMENT GROUP, LLC
DATE: Dec 19, 2012 SCALE: 1"=15'

NF STEPHEN A. ZAHKA, TRUSTEE
TEN GREAT PLAIN AVENUE NOM. TRUST



GREAT PLAIN AVENUE

TOWN LAYOUT MARCH 10, 1963

WELLESLEY AVENUE
60' WIDE - 1991
600' OF

CB RIM=97.12

TREE SAVE AREA = CR

APPROXIMATE LOCATION 4" DRAIN

PROPOSED BIT CONC DRIVE

PROPOSED ADDITION

#4 GREAT PLAIN AVE
DWELLING
MAIN FLOOR=102.5'
BASEMENT=44.5'
AVERAGE GROUND EL.=99.5'

PROPOSED SEWER

PROPOSED WATER

PROPOSED GAS

PROPOSED ELEC

#12

#10

#9

#8

#7

#6

#5

#4

#3

#2

#1

#15

#14