



ZONING BOARD OF APPEALS

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

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ZBA 2013-80
 Petition of Samuel Coco
 30 Sawyer Road

NOV 21 P 3:03
 TOWN CLERK'S OFFICE
 WELLESLEY MA 02482

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 7, 2013, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of SAMUEL COCO requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning that demolition of an existing structure and construction of a new two-story structure with basement and attic that will meet all setback requirements, on a 17,695 square foot lot in a district in which the minimum lot size is 20,000 square feet, at 30 SAWYER ROAD, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On October 21, 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 Chris Deorsay, Campbell/Smith Architects, representing Samuel Coco, (the "Petitioner").

Mr. Deorsay said that the homeowners asked them for plans to put an addition on the existing house at 30 Sawyer Road. He said that the goal was to renovate and alter the house for three generations of the family. He said that Mr. Coco bought the house in 1960 and his daughter grew up in the house. He said that they would like to have the whole family living together in the house.

Mr. Deorsay said that getting the square footage and the functionality required was too difficult with the placement of the house on the lot. He said that the lot is pie shaped on the inside curve of the road. He said that they are proposing a new house in a slightly different location that will comply with all setback requirements.

The Board confirmed that the only issue is that it is an undersized lot.

The Board said that it will be one of the largest houses in the neighborhood.

The Board said that there is no fixed access to the attic shown on the plan. Mr. Deorsay said that there will be a pull down stair.

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 30 Sawyer Road, on a 17,695 square foot corner lot in a district in which the minimum lot size is 20,000 square feet

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning that demolition of an existing structure and construction of a new two-story structure with basement and attic that will meet all setback requirements, on a 17,695 square foot lot in a district in which the minimum lot size is 20,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 10/15/13, stamped by Joseph R. Sullivan, Professional Land Surveyor, Proposed Floor Plans and Elevation Drawings, dated 10/14/13, prepared by Campbell/Smith Architect, Inc., and photographs were submitted.

On October 31, 2013, the Planning Department Staff 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 although demolition of an existing structure and construction of a new two-story structure with basement and attic that will meet all setback requirements, on a 17,695 square foot lot in a district in which the minimum lot size is 20,000 square feet is increasing a nonconformity, such increase shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for demolition of an existing structure and construction of a new two-story structure with basement and attic that will meet all setback requirements, on a 17,695 square foot lot in a district in which the minimum lot size is 20,000 square feet, 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.

2013 NOV 21 10:03 AM
PLANNING DEPARTMENT
482

ZBA 2013-80
Petition of Samuel Coco
30 Sawyer Road

2013 NOV 21 P 3:03
TOWN CLERK'S OFFICE
MIDDLEBURY 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.

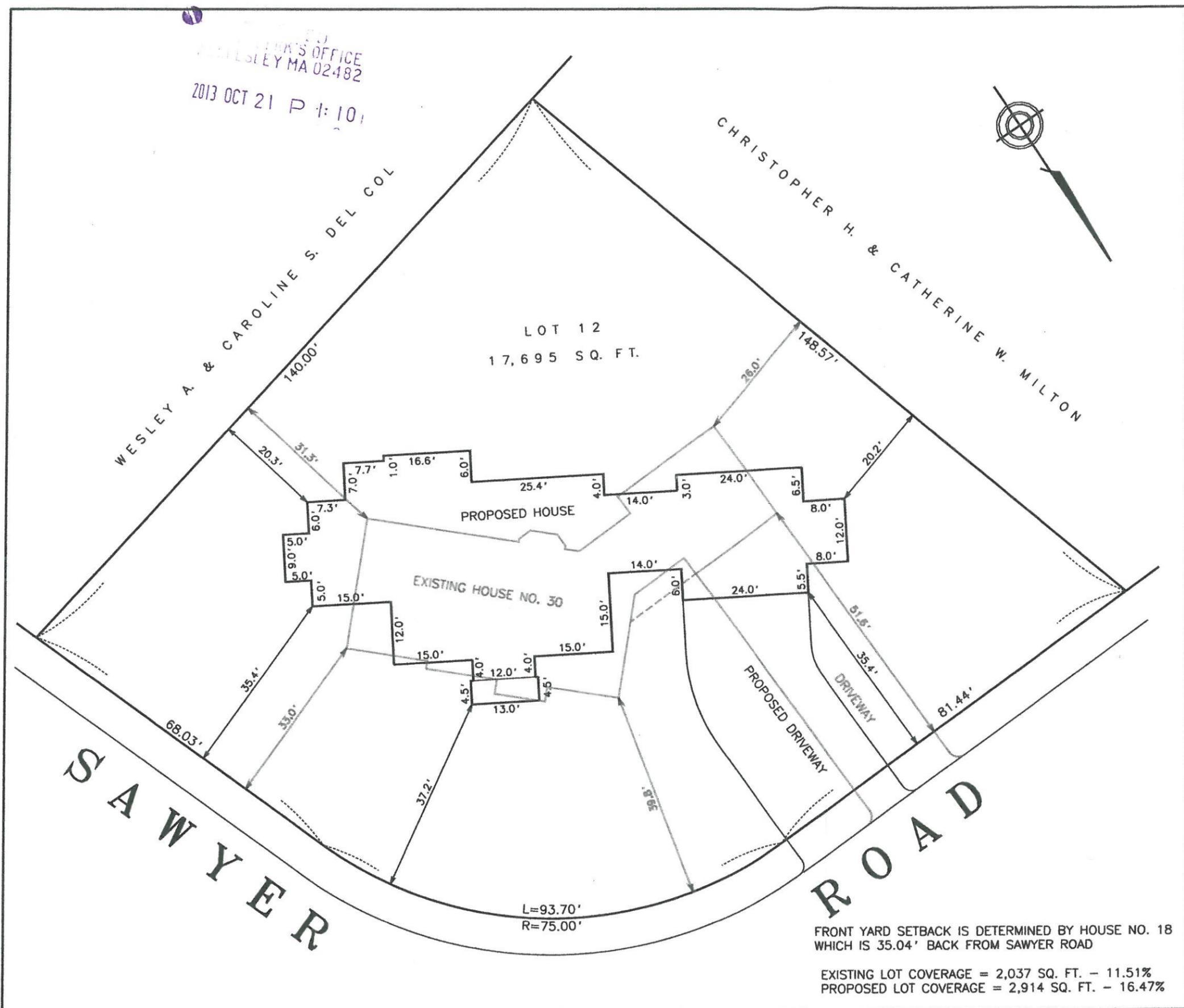

Richard L. Seegel, Chairman


J. Randolph Becker


Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrn

ENGINEER'S OFFICE
 WELLESLEY MA 02482
 2013 OCT 21 P 1:10



FRONT YARD SETBACK IS DETERMINED BY HOUSE NO. 18 WHICH IS 35.04' BACK FROM SAWYER ROAD
 EXISTING LOT COVERAGE = 2,037 SQ. FT. - 11.51%
 PROPOSED LOT COVERAGE = 2,914 SQ. FT. - 16.47%



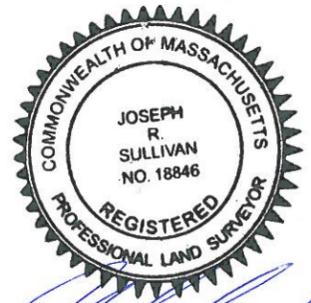
**SULLIVAN SURVEYING
 COMPANY, LLC**
 209 WEST CENTRAL ST.
 NATICK, MA. 01760
 PHONE : 508-655-0082
 FAX : 508-655-0083

**BOARD OF APPEALS PLAN
 OF LAND IN
 WELLESLEY, MASS.**

OWNED BY : SAMUEL B. COCO, JR.
 BUILDER : FALLON CUSTOM HOMES

DEED REFERENCE : CERT. NO. 187528
 SOUTH MIDDLESEX REGISTRY OF DEEDS

ASSESSORS MAP REFERENCE
 ZONING CLASSIFICATION : MAP 85, LOT 37
 SRD-20-SINGLE RES.



JOSEPH R. SULLIVAN
 REG. PROFESSIONAL LAND SURVEYOR

SCALE : 1" = 20' || DATE : OCT. 15, 2013

DRAWING NO. 15,958