

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

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

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2014 APR 16 P 12:03  
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ZBA 2014-21  
Petition of Douglas & Lindsey Kisielius  
19 Woodridge Road

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Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 3, 2014, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of DOUGLAS & LINDSEY KISIELIUS requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a second story addition that will meet all setback requirements, on a 12,500 square foot lot in a district in which the minimum lot size is 20,000 square feet, at 19 WOODRIDGE ROAD, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On March 17, 2014, 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 Ray Wiese, who said that he was representing Douglas and Lindsey Kisielius, (the "Petitioner").

Mr. Wiese said that it is a 12,500 square foot lot in a 20,000 square foot Single Residence District. He said that the proposal is for a second floor addition that will meet all setback requirements—

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 19 Woodridge Road, on a 12,500 square foot 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 Bylaw that construction of a second story addition that will meet all setback requirements, on a 12,500 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 2/25/14, stamped by Bruce Bradford, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 2/25/14, prepared by The Wiese Company, and photographs were submitted.

On March 25, 2014, the Planning Board reviewed the petition and recommended that the petition 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 construction of a second story addition that will meet all setback requirements, on a 12,500 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 construction of a second story addition that will meet all setback requirements, on a 12,500 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.

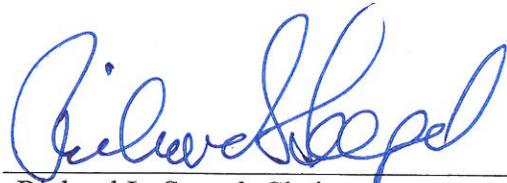
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19 Woodridge Road

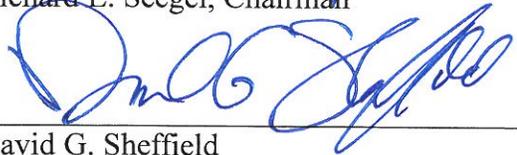
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APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman

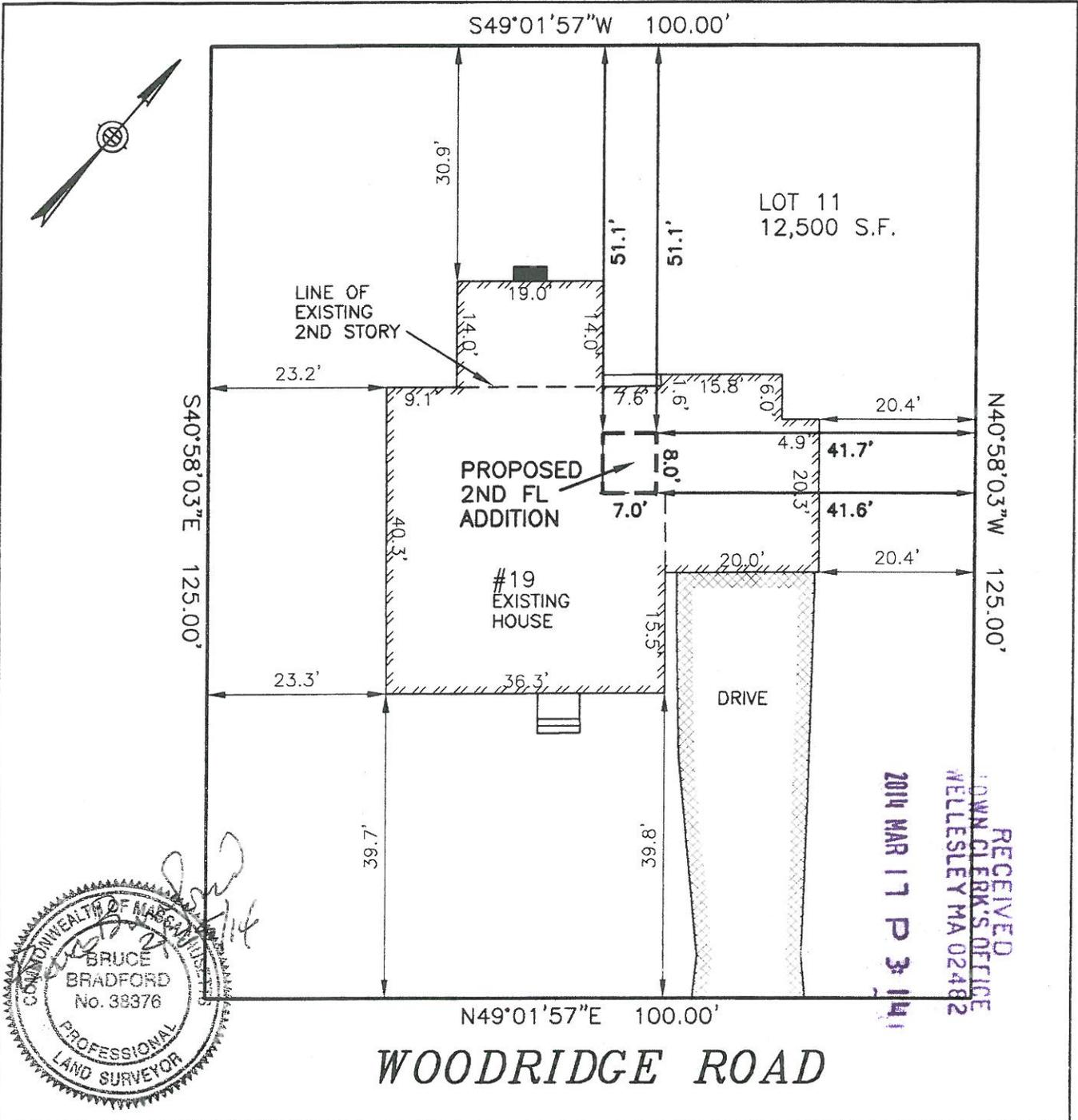


David G. Sheffield



Derek B. Redgate

cc: Planning Board  
Inspector of Buildings  
lrm



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## WOODRIDGE ROAD

ESTABLISHED 1916  
**EMB**  
**EVERETT M. BROOKS CO.**  
 SURVEYORS & ENGINEERS  
 49 LEXINGTON STREET  
 WEST NEWTON, MA 02465  
 (617) 527-8750  
 (617) 332-1578 FAX  
 info@everettbrooks.com

ZONING DISTRICT: SRD-20  
 DEED REFERENCE:  
 BOOK 31463 PAGE 387  
 EXISTING  
 STRUCTURES: 2,256 S.F.  
 LOT COVERAGE: 18.0%  
 PROPOSED  
 STRUCTURES: 2,256 S.F.  
 LOT COVERAGE: 18.0%

**PLAN OF LAND IN  
 WELLESLEY, MA**  
 19 WOODRIDGE ROAD  
 PROPOSED ADDITION  
 PREPARED FOR:  
 DOUGLAS & LINDSEY KISIELIUS  
 SCALE: 1 IN. = 20 FT.  
 DATE: FEBRUARY 25, 2014  
 PROJECT NO. 24334