



ZONING BOARD OF APPEALS

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

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ZBA 2014-29
Petition of Lauren Lin
18 Willow Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 8, 2014, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of LAUREN LIN requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that construction of a two story addition that will consist of a garage with living space above, with less than required front yard setbacks, on an existing nonconforming structure with less than required front yard setbacks, on a 9,100.3 square foot corner lot in a district in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District, at 18 WILLOW ROAD, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

April 22, 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 Wayzen Lin, homeowner, representing Lauren Lin, (the "Petitioner"). He said that the request is for a Special Permit for a garage that will be attached to the house with 384 square feet of living space above. He said that the project will also include enhancements to the house with the addition of a covering over the front porch that will be rebuilt on the existing footprint, construction of a porch at the back of the house, and construction of a porch off of the dining room. He said that the new porches will be less than 50 square feet and will meet setback requirements.

The Board said that the addition is located exactly at the setback. The Board said that there have been instances where mistakes in construction of the foundation create difficulty for the applicant and it can be expensive to undo those mistakes.

The Board said that the request is for a one and a half car garage. The Board said that the setback constrained the size of the garage.

There was one present at the public hearing who wished to speak to the petition.

Statement of Facts

The subject property is located at 18 Willow Road, on a 9,100.3 square foot corner lot in a Water Supply Protection District in which the minimum lot size is 10,000 square feet, with a minimum front yard setback to Willow Road of 24.8 feet and a minimum front yard setback to Lawrence Road of 21 feet.

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The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that construction of a two story addition that will consist of a garage with living space above, with less than required front yard setbacks, on an existing nonconforming structure with less than required front yard setbacks, on a 9,100.3 square foot corner lot in a district in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 2/28/14, revised 3/10/14, stamped by Dennis B. O'Brien, Professional Land Surveyor, Existing and Proposed Renderings, Floor Plans & Elevation Drawings, dated 3/11/14, prepared by Dovercraft, Inc., and photographs were submitted.

On May 1, 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 two story addition that will consist of a garage with living space above, with less than required front yard setbacks, on an existing nonconforming structure with less than required front yard setbacks, on a 9,100.3 square foot corner lot in a Water Supply Protection District in which the minimum lot size is 10,000 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 two story addition that will consist of a garage with living space above, with less than required front yard setbacks, on an existing nonconforming structure with less than required front yard setbacks, on a 9,100.3 square foot corner lot in a Water Supply Protection District in which the minimum lot size is 10,000 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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18 Willow 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.



J. Randolph Becker, Acting Chairman



Robert W. Levy

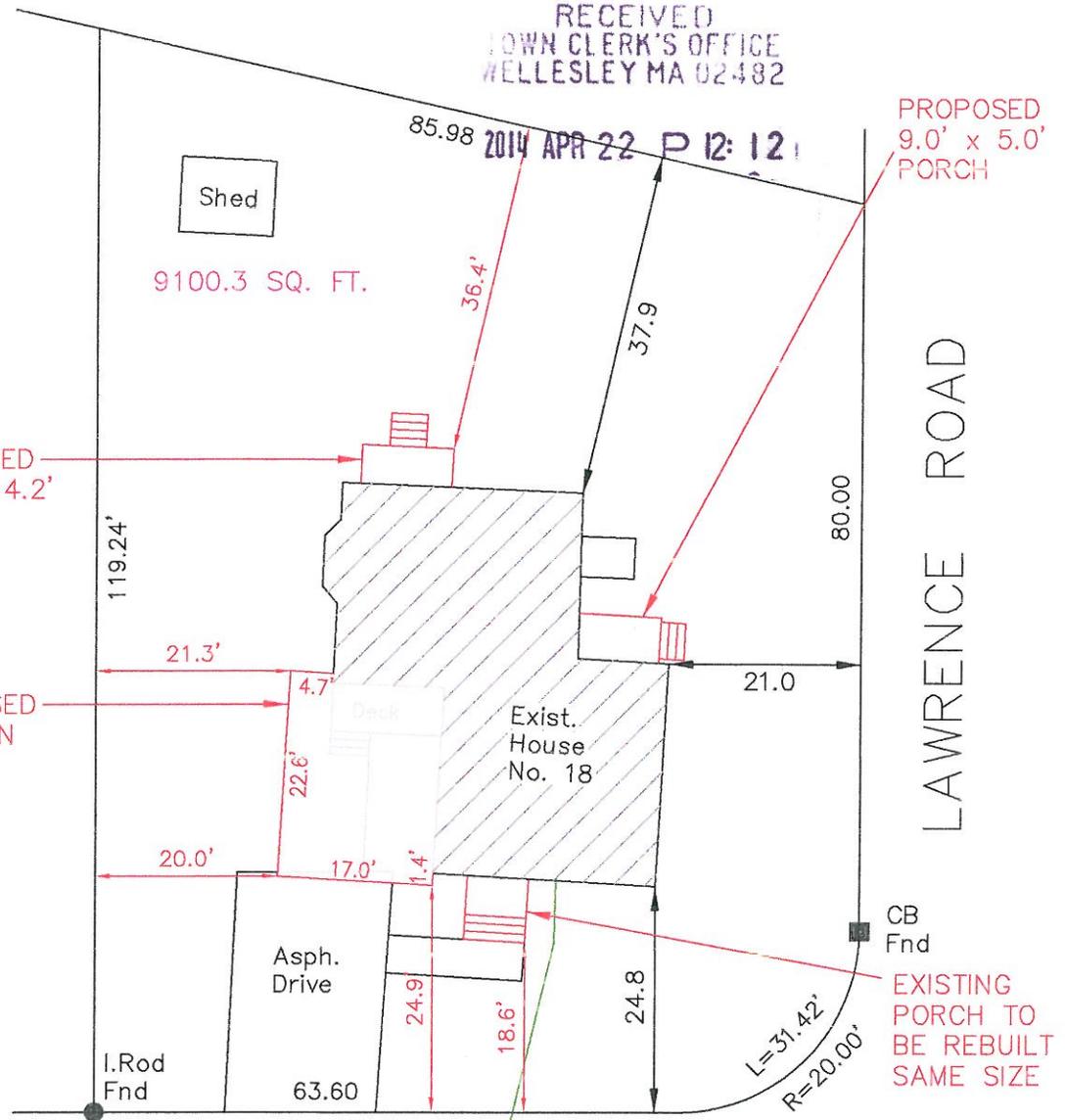
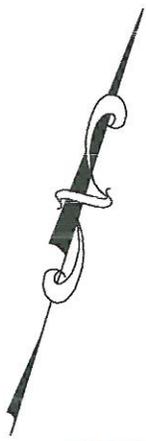


Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm

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PROPOSED
9.0' x 5.0'
PORCH

PROPOSED
10.0' x 4.2'
PORCH

PROPOSED
ADDITION

EXISTING
PORCH TO
BE REBUILT
SAME SIZE

WILLOW ROAD

LAWRENCE ROAD

Sewer Line

Existing Lot Coverage: 13.8%
Existing Open Space: 77.1%
Proposed Lot Coverage: 17.9%
Proposed Open Space: 74.7%



Dennis O'Brien P.L.S.

D. O'BRIEN
LAND SURVEYING
EST 1996
31 HAYWARD STREET UNIT 3-G
FRANKLIN, MA 02038 508-541-0048

PLAN SHOWING PROPOSED ADDITION
18 WILLOW ROAD
WELLESLEY, MA MIDDLESEX COUNTY

SCALE: 1:30	DATE: 2/28/2014	REVISED: 3/10/2014	DRAWN BY: A.J.A.	CHECKED BY: D.O.
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