



ZONING BOARD OF APPEALS

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

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ZBA 2014-46

Petition of Phillip Song & Karen Kim
 82 Arnold Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 5, 2014, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of PHILLIP SONG & KAREN KIM requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition and reconstruction of a two-story structure with basement and attic that will meet all setback requirements, on an 18,865 square foot lot in a district in which the minimum lot size is 20,000 square feet, at 82 ARNOLD ROAD, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On May 19, 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 were Laurence Shind, Esq., Rick Ollis, RCO Renovations, Ardi Rrapi, Project Manager, Cheney Engineering, and Phillip Song, (the "Petitioner").

Mr. Shind said that the request is for a special permit to demolish the existing structure and build a new structure. He said that it is an undersized lot at just under 19,000 square feet in a district in which the minimum lot size is 20,000 square feet. He said that the existing two-story colonial was built in 1935 and has 3,100 square feet of living area. He said that the new house will comply with all dimensional and setback requirements. He said that the footprint will be similar to the existing house. He said that lot coverage will increase from 14 to 17 percent where 20 percent is allowed. He said that the total finished living area will be 5,855 square feet which is less than the 5,900 square foot threshold for Large House Review for the district. He said that they gave careful consideration of the design to fit in well with the neighborhood. He said that he was not aware of any objections from the neighbors. He said that the Planning Board Staff had recommended approval of the special permit.

The Board said that the dimension for height to the ridge line does not appear to have been measured from average grade. Mr. Rrapi said that the height will be approximately 34.2 feet. He said that the dimension on the architectural plan is from the top of concrete to the ridge. He said that it will be 34.2 feet from average grade. The Board said that the dimension was measured from a grade not from average grade. The Board said that it was not shown on the plans what the height will be from average grade or that it will meet the height restrictions in the bylaw. The Board said that there appear to be four stories on the rear elevation. The Board said that it was concerned to know what that height from average grade dimension will be.

The Board said that the area of the existing house is about average for Arnold road. The Board said that the new house will be not the largest but will be the third or fourth largest.

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 82 Arnold Road, on an 18,865 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 demolition and reconstruction of a two-story structure with basement and attic that will meet all setback requirements, on an 18,865 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 5/7/14, revised 5/12/14, stamped by Elliott J. Paturzo, Professional Land Surveyor, Proposed Floor Plans & Elevation Drawings, dated 5/12/14, prepared by L. Hasselbeck Design, and photographs were submitted.

On May 30, 2014, the Planning Department Staff 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 demolition and reconstruction of a two-story structure with basement and attic that will meet all setback requirements, on an 18,865 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 and reconstruction of a two-story structure with basement and attic that will meet all setback requirements, on an 18,865 square foot lot in a district in which the minimum lot size is 20,000 square feet, subject to the following condition:

- A plan that clearly shows the dimension from average grade to the ridgeline of the new structure shall be submitted.

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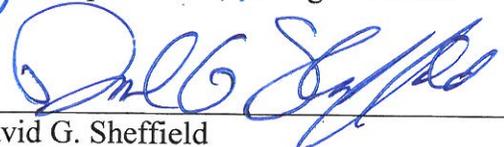
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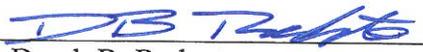
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



J. Randolph Becker, Acting Chairman



David G. Sheffield

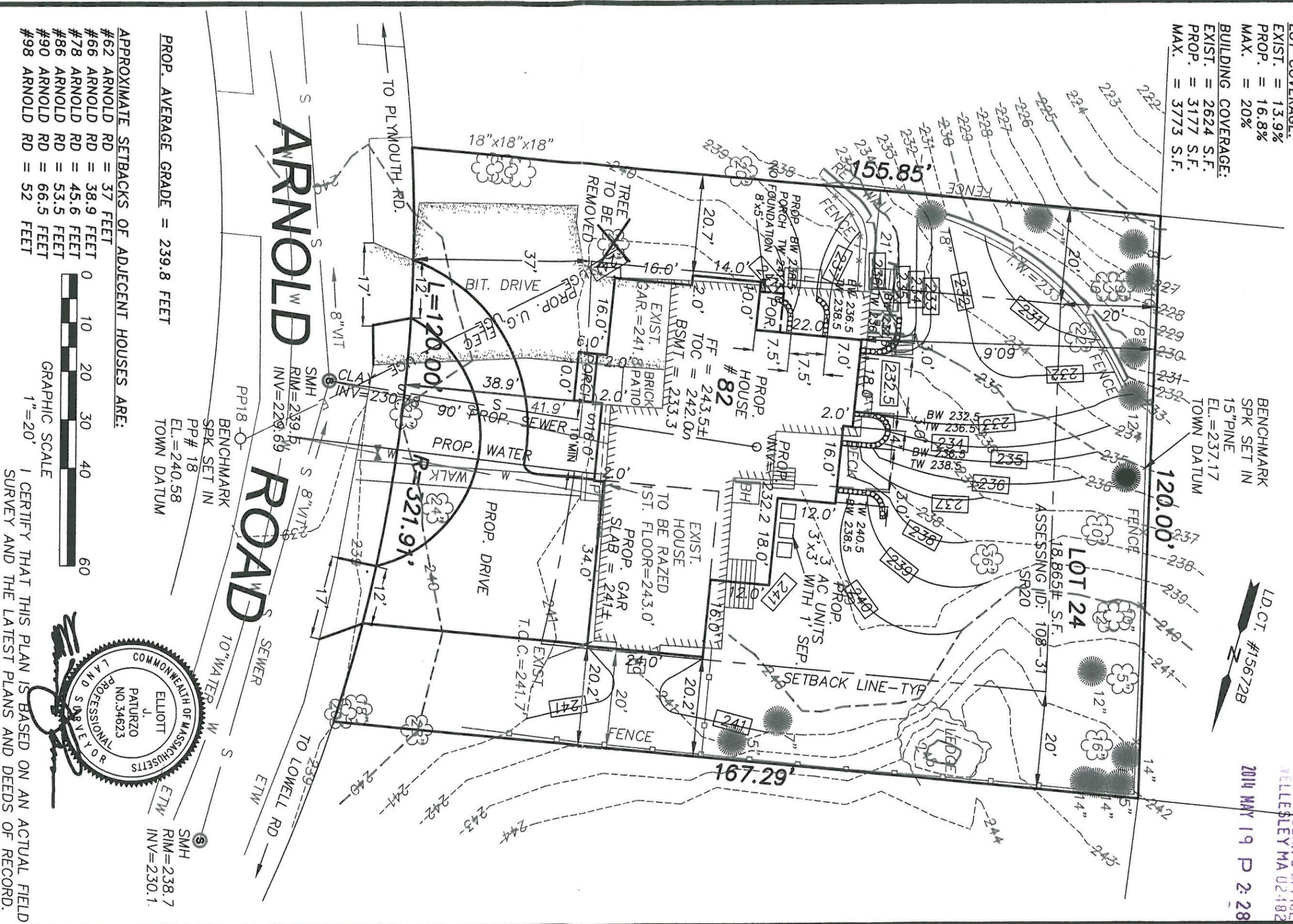


Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm

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LOT COVERAGE:
 EXIST. = 13.9%
 PROP. = 16.8%
 MAX. = 20%
BUILDING COVERAGE:
 EXIST. = 2624 S.F.
 PROP. = 3177 S.F.
 MAX. = 3773 S.F.



PROP. AVERAGE GRADE = 239.8 FEET

APPROXIMATE SETBACKS OF ADJECENT HOUSES ARE:
 #62 ARNOLD RD = 37 FEET
 #66 ARNOLD RD = 38.9 FEET
 #78 ARNOLD RD = 45.6 FEET
 #86 ARNOLD RD = 53.5 FEET
 #90 ARNOLD RD = 66.5 FEET
 #98 ARNOLD RD = 52 FEET



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

DATE: 5/7/2014; REV. 5/12/2014

JOB # 5313

PROPOSED NEW HOUSE PLAN
 #82 ARNOLD ROAD
 WELLESLEY, MASSACHUSETTS
 AS PREPARED FOR
 RCO RENOVATIONS INC

CHENEY ENGINEERING CO., INC.
 4 WALPOLE STREET
 DOVER, MA 02030
 TEL. 508-785-2100

