

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2014-49
Petition of Dianne Tappé
4 Lake Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 10, 2014, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of DIANNE TAPPÉ requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that demolition and reconstruction of existing porches, and addition of 170 square feet of living space on the second floor, with less than required side yard and front yard setbacks, construction of a landing and stairs in the side yard and front yard setback areas, enclosure of 60 square feet on the first floor, with less than required side yard setbacks, and installation of rooftop air conditioning units, on a 2,981 square foot corner lot in a Water Supply Protection District and a Single Residence District in which the minimum lot size is 10,000 square feet, with less than required frontage, at 4 LAKE ROAD, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. Existing lot coverage is 35.6 percent and proposed lot coverage will be 36.7 percent.

On June 23, 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 Mark Howland, Architect and Dianne Tappé, (the "Petitioner"). Mr. Howland said that the proposal is to renovate the house by extending the second floor dormer, enclose 80 square feet of the existing screened porch, and finish 80 square feet of unfinished basement. He said that the lot and the house are nonconforming. He said that this will be an improvement for the neighborhood.

The Board said that what was called a dormer is actually extending the roof.

The Board asked about the calculation for height from average grade, given the retaining walls. Mr. Howland said that the surveyor did that calculation. He submitted a Height Allowance Worksheet from Existing and Proposed Grading, dated May 14, 2014, and stamped by Bradley J. Simonelli, Professional Land Surveyor. The Board said that the elevation at grade is not changing at all.

The Board said that it is a difficult lot and they have done a nice job to make it work.

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 Lake Road, on a 2,981 square foot corner lot in a Water Supply Protection District and a Single Residence District in which the minimum lot size is 10,000 square feet, with a minimum frontage of 37.30 feet, minimum side yard setbacks of 1.1 feet and 4.1 feet, minimum front yard setbacks of 27.2 feet from Lake Road and 4.1 feet from Bay Road, with existing lot coverage of 35.6 percent.

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 demolition and reconstruction of existing porches, and addition of 170 square feet of living space on the second floor, with less than required side yard and front yard setbacks, construction of a landing and stairs in the side yard and front yard setback areas, enclosure of 60 square feet on the first floor, with less than required side yard setbacks, and installation of rooftop air conditioning units, on a 2,981 square foot corner lot in a Water Supply Protection District and a Single Residence District in which the minimum lot size is 10,000 square feet, with less than required frontage, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. Existing lot coverage is 35.6 percent and proposed lot coverage will be 36.7 percent.

A Plot Plan, dated 5/12/14 and Height Allowance Worksheet from Existing and Proposed Grading, dated 5/14/14, stamped by Bradley Simonelli, Professional Land Surveyor, Existing Floor Plans & Elevation Drawings, dated 5/9/14, 5/11/14 & 5/13/14, and Proposed Floor Plans & Elevation Drawings, dated 5/13/14, prepared by Howland Architecture Studio, and photographs were submitted.

On July 8, 2014, the Planning Board 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 and reconstruction of existing porches, and addition of 170 square feet of living space on the second floor, with less than required side yard and front yard setbacks, construction of a landing and stairs in the side yard and front yard setback areas, enclosure of 60 square feet on the first floor, with less than required side yard setbacks, and installation of rooftop air conditioning units, on a 2,981 square foot corner lot in a Water Supply Protection District and a Single Residence District in which the minimum lot size is 10,000 square feet, with less than required frontage, and an increase in existing nonconforming lot coverage, 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 existing porches, and addition of 170 square feet of living space on the second floor, with less than required side yard and front yard setbacks, construction of a landing and stairs in the side yard and front yard setback areas, enclosure of 60 square feet on the first floor, with less than required side yard setbacks, and installation of rooftop air conditioning units, on a 2,981 square foot

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4 Lake Road

corner lot in a Water Supply Protection District and a Single Residence District in which the minimum lot size is 10,000 square feet, with less than required frontage, and an increase in existing nonconforming lot coverage, 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.

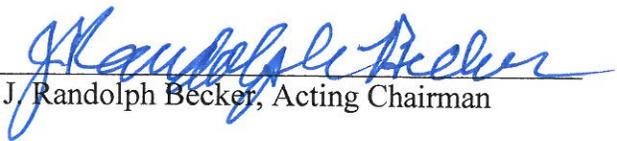
If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

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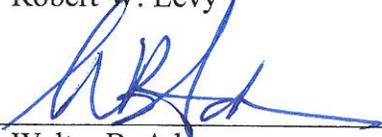
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



J. Randolph Becker, Acting Chairman

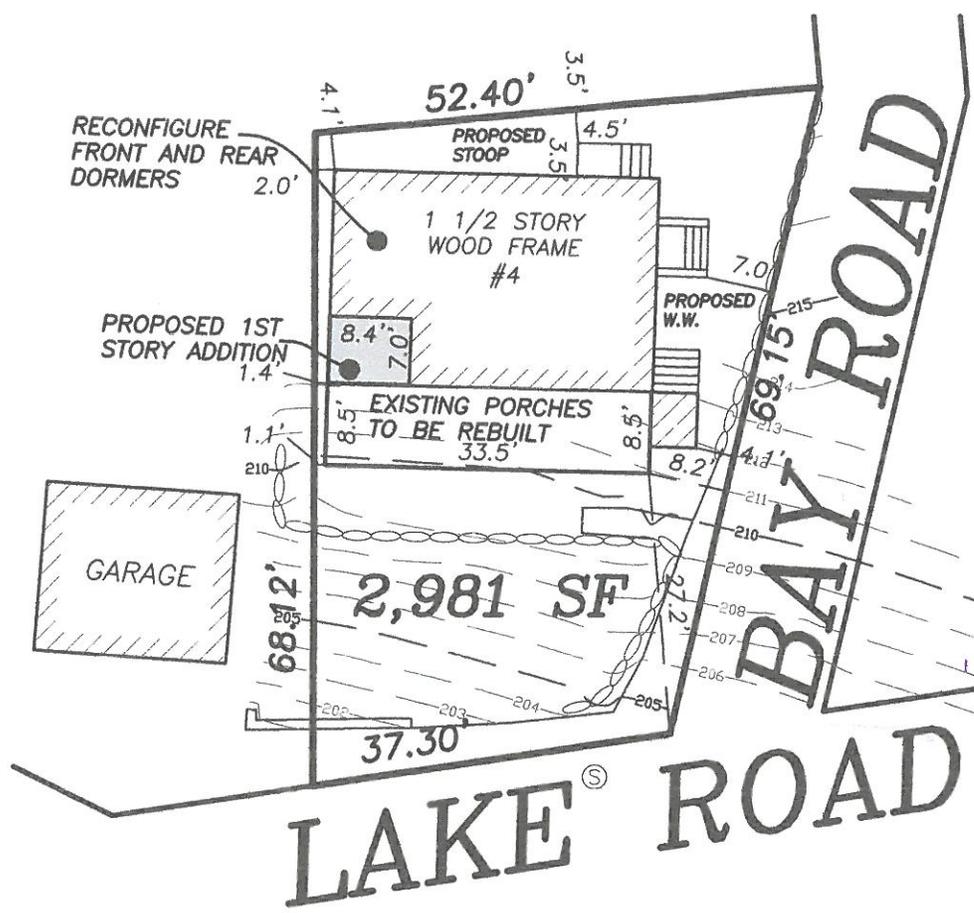


Robert W. Levy



Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm



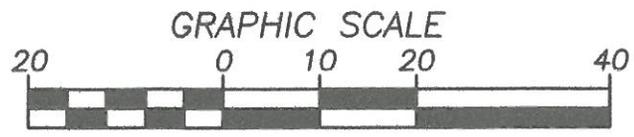
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EXISTING LOT COVERAGE = 35.6%
 PROPOSED LOT COVERAGE = 36.7%
 EXISTING BUILDING COVERAGE = 1061 SF
 PROPOSED BUILDING COVERAGE = 1093 SF



**ZBA PLAN SHOWING
 PROPOSED ADDITION AND CHANGES
 4 LAKE ROAD
 WELLESLEY, MA**

MAP 183 PARCEL 19
 ZONING INFORMATION: SINGLE RESIDENCE 10 (SR10)



Field Resources, Inc. LAND SURVEYORS	
MAY 12, 2014	SCALE 1" = 20'
P.O. BOX 324 AUBURN, MA 508 832 4332	281 CHESTNUT ST. NEEDHAM, MA. 781 444 5936
fieldresources@hotmail.com	

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