



## ZONING BOARD OF APPEALS

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ZBA 2015-31  
 Petition of David Grissino & Kathryn Martin  
 7 Summit Road

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Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 9, 2015, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of DAVID GRISSINO & KATHRYN MARTIN 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 and deck at the rear of the existing structure that will meet all setback requirements, change of use of existing one-story garage to living and storage space, and construction of a second story full shed dormer and a front entry, on an existing nonconforming structure with less than required front yard and right side yard setbacks, on a 7,500 square foot lot in a Single Residence district in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District, at 7 SUMMIT ROAD, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On March 23, 2015, 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 David Grissino and Kathryn Martin, (the Petitioner). Mr. Grissino said that the existing house is a 1.5 story Cape with approximately 1,127 square feet. He said that the proposal is to add 850 square feet in four places.

Mr. Grissino said that the proposal is for the addition of a full shed dormer across the front of the building that will allow them to add bedrooms on the second floor and increase them to a size that will be usable. He said that they would like to add a 4 foot by 8 foot front entry portico. He said that the one-story element helps to keep the overall scale of the front of the house down a bit. He said that it moderates the second story across the front.

Mr. Grissino said that the main addition will be at the back of the house. He said that it will be a 16 foot by 18 foot two-story addition that would serve to have a new kitchen with a new master suite above. He said that the overall strategy for that part of the project is similar to what they were doing on the front. He said that they would keep a 10/12 pitch for the main roof and then have the classic Cape 4/12 and 3/12 dormers and make sure that the main pitches of the roof are exposed to allow for a lower reading of the two-story volume.

Mr. Grissino said that the fourth element of the project involves conversion of a portion of the existing one car garage that will be adjacent to the new kitchen area. He said that they saw that as an opportunity for a dedicated area for the TV that will be away from the living room.

Mr. Grissino said that the four areas add up to approximately 850 square feet. He said that they will not exceed the existing ridgeline which sits at approximately 23.5 feet, which is well below the maximum allowed. He said that they have spoken with the neighbors and the proposal was favorably received from all of them. He said that on each side of the addition they have added elements to help moderate the scale. He said that they agreed to the neighbor's request to not have contractors on the site before 8 am on Saturdays.

The Board said that the result will be in keeping with the scale of other houses in the neighborhood. Mr. Grissino said that it will still be the smallest house in the neighborhood.

A Board Member asked if Mr. Grissino had considered having sliders from the living room to the new deck, rather than just a window. Mr. Grissino said that they wanted to keep the circulation such that you did not have to move through that part of the space. He said that they prefer to use that as a seating area and have the main door out to the deck from the kitchen. He said that they wanted to keep the living room contained around a beautiful fireplace.

Mr. Grissino said that there is no basement. He said that the house is sitting on ledge. He said that the addition will have a crawl space.

The Board said that the lot looks quite small from the road. The Board said that the existing fence is pulled quite a ways onto the property. The Board asked if that will be revised as part of this project. The Board asked if Mr. Grissino had spoken with the neighbor at the back on Oakencroft Road. Mr. Grissino said that he did not hear from those neighbors. He said that they do not intent to move the fence at this time. He said that it is pinned to the ledge. He said that, if they do plan to move it back to the lot line, they will speak with the neighbor. He said that they are happy to leave it where it is at this time.

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 7 Summit Road, on a 7,500 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District, with a minimum front yard setback of 28.9 feet and a minimum right side yard setback of 17.6 feet.

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 and deck at the rear of the existing structure that will meet all setback requirements, change of use of existing one-story garage to living and storage space, and construction of a second story full shed dormer and a front entry, on an existing nonconforming structure with less than required front yard and right side yard setbacks, on a 7,500 square foot lot in a Single Residence 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.

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A Plot Plan, dated 3/13/15, stamped by Todd P. Chapin, Registered Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, 3/13/15, prepared by David L. Grissino, AIA, and photographs were submitted.

On April 9, 2015, 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 construction of a two-story addition and deck at the rear of the existing structure that will meet all setback requirements, change of use of existing one-story garage to living and storage space, and construction of a second story full shed dormer and a front entry, on an existing nonconforming structure with less than required front yard and right side yard setbacks, on a 7,500 square foot lot in a Single Residence district in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District 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 and deck at the rear of the existing structure that will meet all setback requirements, change of use of existing one-story garage to living and storage space, and construction of a second story full shed dormer and a front entry, on an existing nonconforming structure with less than required front yard and right side yard setbacks, on a 7,500 square foot lot in a Single Residence district in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District, 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.

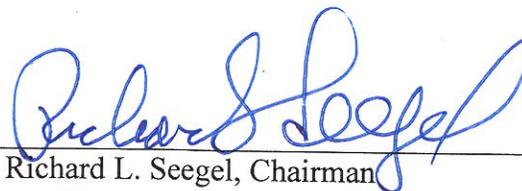
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ZBA 2015-31  
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APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.

  
Richard L. Seegel, Chairman

  
David G. Sheffield

  
Derek B. Redgate

cc: Planning Board  
Inspector of Buildings  
lrm

