



## ZONING BOARD OF APPEALS

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

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ZBA 2015-54  
 Petition of Gerald & Stephanie Coughlan  
 55 Fiske Road

2015 JUN 18 P 5:31  
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Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 4, 2015, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of GERALD & STEPHANIE COUGHLAN 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 second story addition over an existing structure that will meet all setback requirements, on an existing nonconforming structure with less than required left side yard and right side yard setbacks, at 55 FISKE ROAD, in a 15,000 square foot Single Residence District, in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On May 19, 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 was Christopher Hall, Architect, representing Gerald and Stephanie Coughlan, (the Petitioner).

Mr. Hall said that the request is for a special permit to add 71 square feet to the second floor of the house. He said that you have to walk through bedrooms to get from one side of the house to the other. He said that he created a hallway.

Mr. Hall said that the existing house is nonconforming. He said that it does not meet two side yard setbacks. He said that one is 9.6 feet for the right side yard of the garage and the other is 19 feet on the left side of the structure. He said that all of the work that will be done above the existing living bay will comply with all setback requirements.

The Board asked what is in the current space where the hall will be. Mr. Hall said that it will take bedroom 204, as shown on the plan, and push a wall forward to create the hallway. The Board said that the first floor is mislabeled as the second floor on Plan EX1.1.

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 55 Fiske Road, in a 15,000 square foot Single Residence District, in a Water Supply Protection District, with a minimum left side yard setback of 9.6 feet and a minimum right side yard setback of 19 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 second story addition over an existing structure that will meet all setback requirements, on an existing nonconforming structure with less than required left side yard and right side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Existing Plot Plan, dated 5/11/15 and Proposed Plot Plan, dated 5/12/15, stamped by Robert A. Gemma, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 5/12/15, prepared by Christopher Hall Architect, Inc., TLAG Calculation, and photographs were submitted.

On June 4, 2015, the Planning Board reviewed the petition and recommended that the special permit be approved.

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 construction of a second story addition over an existing structure that will meet all setback requirements, on an existing nonconforming structure with less than required left side yard and right side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, as it shall neither increase an existing nonconformity nor create a new nonconformity.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of a second story addition over an existing structure that will meet all setback requirements, on an existing nonconforming structure with less than required left side yard and right side yard setbacks, 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.

REC'D  
TOWN CLERK  
ELLESLEY  
2015 JUN 18 2:33:12 PM

ZBA 2015-54  
Petition of Gerald & Stephanie Coughlan  
55 Fiske Road

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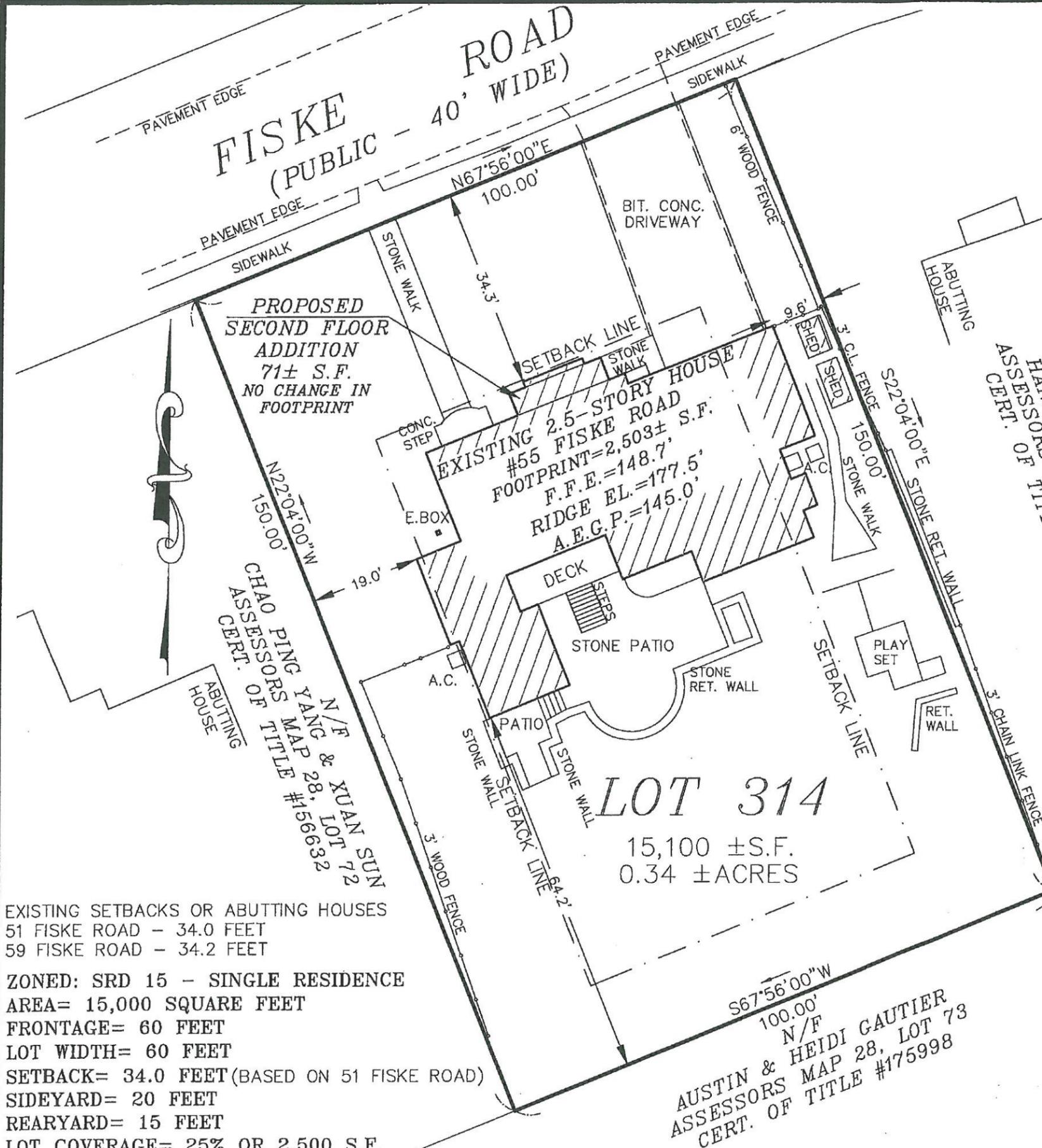
APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.

  
J. Randolph Becker, Acting Chairman

  
Walter B. Adams

  
Derek B. Redgate

cc: Planning Board  
Inspector of Buildings  
lrm



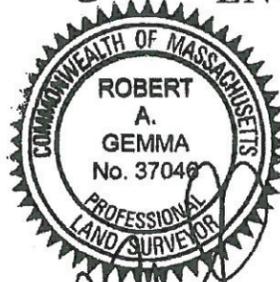
# PROPOSED PLOT PLAN IN WELLESLEY, MASS.

SCALE: 1" = 20'      DATE: MAY 12, 2015

LOCATION: 55 FISKE ROAD

PREPARED FOR: CHRISTOPHER HALL  
ARCHITECT INC.

ENGINEERS & SURVEYORS:



## MWE

METROWEST ENGINEERING, INC.  
75 FRANKLIN STREET  
FRAMINGHAM, MA 01702  
ROBERT A. GEMMA, PLS 37046

EXISTING SETBACKS OR ABUTTING HOUSES  
51 FISKE ROAD - 34.0 FEET  
59 FISKE ROAD - 34.2 FEET

ZONED: SRD 15 - SINGLE RESIDENCE  
AREA= 15,000 SQUARE FEET  
FRONTAGE= 60 FEET  
LOT WIDTH= 60 FEET  
SETBACK= 34.0 FEET (BASED ON 51 FISKE ROAD)  
SIDEYARD= 20 FEET  
REARYARD= 15 FEET  
LOT COVERAGE= 25% OR 2,500 S.F.

**LOT 314**  
15,100 ± S.F.  
0.34 ± ACRES

AUSTIN & HEIDI GAUTIER  
ASSESSORS MAP 28, LOT 73  
CERT. OF TITLE #175998

HANSEN FAMILY TRUST  
ASSESSORS MAP 28, LOT 79  
CERT. OF TITLE #154201

CHAO PING YANG & XUAN SUN  
ASSESSORS MAP 28, LOT 72  
CERT. OF TITLE #156632

I CERTIFY THAT THE LOT SHOWN HEREON PREDATES THE CURRENT TOWN OF WELLESLEY ZONING BY LAWS.

I CERTIFY THAT THE LOT SHOWN AND EXISTING BUILDING THEREON ARE NOT WITHIN THE FEDERAL FLOOD HAZARD AREA.

### NOTES

THIS PLAN IS PREPARED FROM LINES OF OCCUPATION. THE TIES TO THE LOT LINES ARE NOT TO BE USED IN THE SETTING OF FENCES, HEDGES, ETC.

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2015 MAY 19 4:11:18

*5/12/15*