



ZONING BOARD OF APPEALS

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

RICHARD L. SEEDEL, CHAIRMAN
 J. RANDOLPH BECKER, VICE CHAIRMAN
 DAVID G. SHEFFIELD

LENORE R. MAHONEY
 EXECUTIVE SECRETARY
 TELEPHONE
 (781) 431-1019 EXT. 2208
 web: www.wellesleyma.gov

ROBERT W. LEVY
 WALTER B. ADAMS
 DEREK B. REDGATE

ZBA 2015-86
 Petition of Beverly Fei
 53 Riverdale Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 5, 2015, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Beverly Fei requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that reconstruction of a front entryway with less than required front yard setbacks to Riverdale Road, demolition and reconstruction of an enclosed porch with less than required front yard setbacks to Boulevard Road, construction of a second story addition with less than required front yard setbacks to Riverdale Road and Boulevard Road, and construction of a two-story addition and deck and porch that will meet all setback requirements, at 53 Riverdale Road, on a corner lot in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On October 20, 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 Beverly and Robert Fei, the Petitioner, and Kent Duckham, Architect.

Mr. Duckham said that there are existing nonconforming setbacks on two sides of the house. He said that the house is located on a corner lot. He said that it is 25.5 feet where 30 feet are required. He said that the proposal is to raise the roofline at the front of the house, keeping the same footprint. He said that the existing house is in the setback area. He said that there is an existing screened porch with a sleeping porch above on the Boulevard Road side of the house. He said that the plan is to enclose and finish the porch. He said that the existing porch is in the setback area. He said that the existing front porch needs to be rebuilt on its original footprint.

Mr. Fei said that they have owned the house for five years. A Board member said that he walks by the property frequently. He said that he appreciated the wonderful grounds the Fei's have created. He complimented the homeowners and the Architect for the creative and effective job they have done to enlarge the home.

The Board asked if the Fei's discussed their plans with the neighbor on Boulevard Road. Mr. Duckham said that the plans were discussed with all of the abutters and neighbors. He submitted a letter of support signed by five neighbors.

RECEIVED
 TOWN CLERK'S OFFICE
 WELLESLEY MA 02482
 2015 NOV 19 P 3:00

The Chairman said that he was initially concerned about the height of the property. He said that Mr. Guido would be the abutter who would be most affected. He said that the Mr. Guido signed the letter in support of the project.

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 53 Riverdale Road, on a corner lot in a 10,000 square foot Single Residence District, with a minimum front yard setback to Riverdale of 20.84 feet and a minimum front yard setback to Boulevard Road of 25.40 feet.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that reconstruction of a front entryway with less than required front yard setbacks to Riverdale Road, demolition and reconstruction of an enclosed porch with less than required front yard setbacks to Boulevard Road, construction of a second story addition with less than required front yard setbacks to Riverdale Road and Boulevard Road, and construction of a two-story addition and deck and porch that will meet all setback requirements, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 9/14/15, stamped by Robert Bibbo, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 9/15/15, prepared by Duckham Architecture, and photographs were submitted.

On July 20, 2015, the Wetlands Protection Committee issued an Order of Conditions, DEP #324-0791.

On November 5, 2015, the Planning Board reviewed the petition and recommended that the Board approve the Special Permit.

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 second story addition with less than required front yard setbacks to Riverdale Road and Boulevard Road is increasing a nonconformity, such increase shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02158
2015 NOV 19 P 3:00

ZBA 2015-86
Petition of Beverly Fei
53 Riverdale Road

It is the opinion of this Authority that reconstruction of a front entryway with less than required front yard setbacks to Riverdale Road, demolition and reconstruction of an enclosed porch with less than required front yard setbacks to Boulevard Road, and construction of a two-story addition and deck and porch that will meet all setback requirements 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 reconstruction of a front entryway with less than required front yard setbacks to Riverdale Road, demolition and reconstruction of an enclosed porch with less than required front yard setbacks to Boulevard Road, construction of a second story addition with less than required front yard setbacks to Riverdale Road and Boulevard Road, and construction of a two-story addition and deck and porch that will meet all setback requirements, 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.

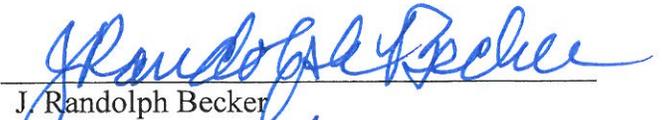
RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2015 NOV 19 P 3:03

ZBA 2015-86
Petition of Beverly Fei
53 Riverdale Road

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
NOV 19 3:03 PM

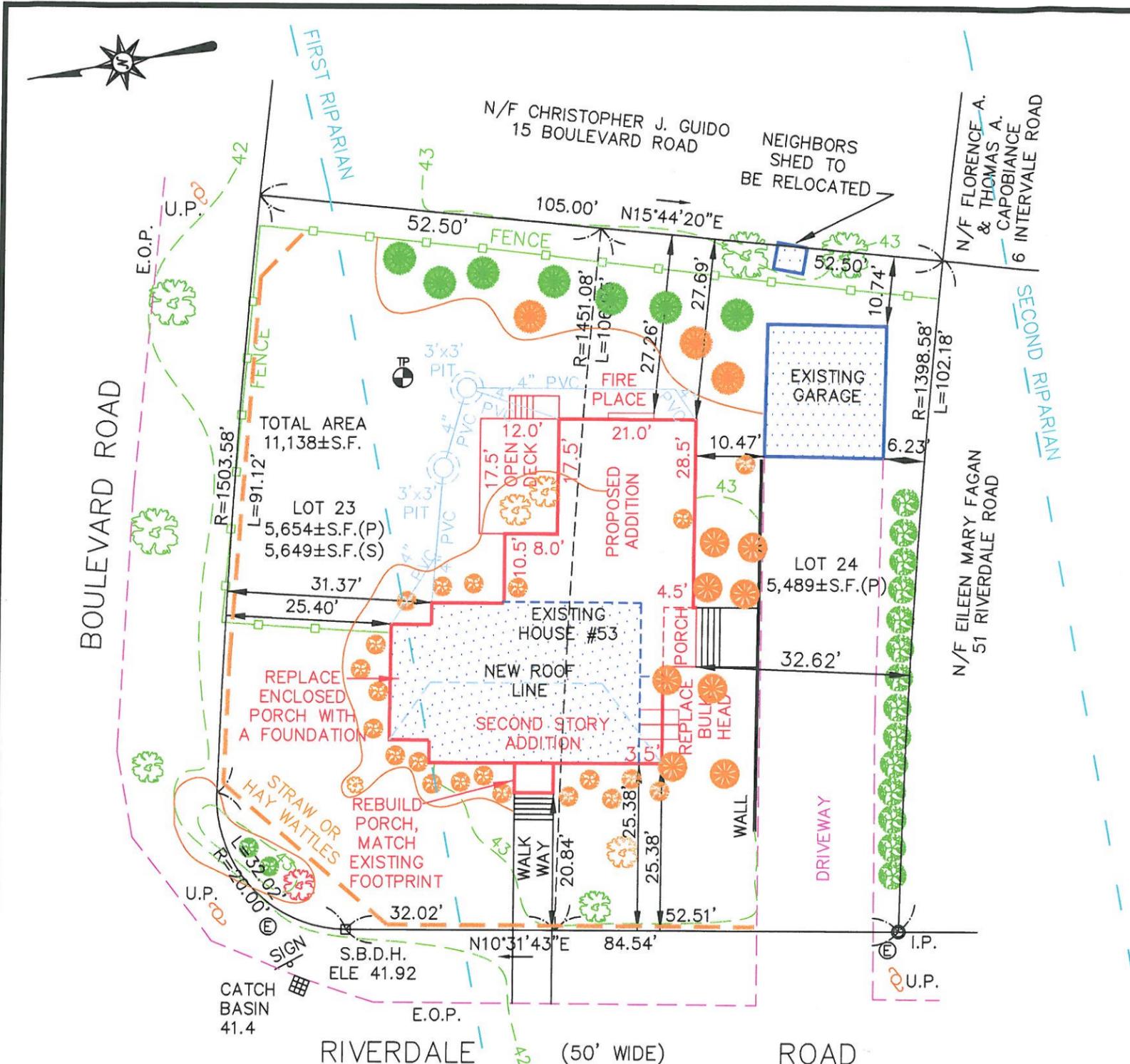
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


Richard L. Seegel, Chairman


J. Randolph Becker


Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm



THE PROPERTY SHOWN ON THIS PLAN IS IN FLOOD ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN AREA AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP PANEL #25021C0009E DATED JULY 17, 2012.

OWNER:
ROBERT & BEVERLY FEI
53 RIVERDALE ROAD
WELLESLEY, MA 02481

BENCHMARK STONE BOUND ELEVATION 41.92 (NAD 88)

DEED REFERENCE:
BOOK 29878 PAGE 362-363

AVERAGE ELEVATION OF EXISTING GRADES AROUND THE HOUSE = 43.0

PLAN REFERENCE:
BOOK 914 PAG 321

THE LOWER GRADE 43' + 36' = 79'
MAXIMUM ROOF HEIGHT ELEVATION = 79.0
PROPOSED ROOF HEIGHT ELEVATION = 75.3
PROPOSED ROOF HEIGHT = 32.3

D.E.P. ORDER OF CONDITIONS
BOOK 33354 PAGE 524

ANY TREE OR SHRUB (SHOWN IN ORANGE) WITHIN THE PROPOSED HOUSE OR DRIVEWAY AREA WILL BE RAZED.

PROPERTY LOCATED IN THE SRD 10 ZONING DISTRICT.

TREE (SHOWN IN RED) TO BE PROTECTED. SEE REPORT BY BARTLETT TREE EXPERTS DATED JUNE 5, 2015.

THE EXISTING BUILDINGS SHOWN ON THIS PLAN WERE LOCATED IN THE FIELD BY INSTRUMENT ON MAY 8, 2015.

SEE REPORT BY H2O ENGINEERING CONSULTING, INC. DATED 6/3/15 FOR DRAINAGE SYSTEM DETAIL.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
OCT 20 P 2:10

**PLAN TO ACCOMPANY PETITION
SHOWING PROPOSED ADDITION
AT 53 RIVERDALE ROAD
WELLESLEY, MA**

SCALE: 1" = 20' DATE: SEPTEMBER 14, 2015

**BIBBO BROTHERS AND ASSOCIATES
SURVEYING, ENGINEERING &
CONSTRUCTION CONSULTING**

10 HAMMER STREET, WALTHAM, MA 02453
TEL: 781-891-0417 - E-MAIL: bibbobrothers@comcast.net

RALPH BIBBO, JR. - MANAGER - OWNER
ROBERT BIBBO - P.L.S. - OWNER



Robert Bibbo

LEGEND

EXISTING LOT COVERAGE:

PROPOSED LOT COVERAGE:

- E.O.P. = EDGE OF PAVEMENT
- S.M.H. = SEWER MANHOLE
- I.P. = IRON PIN
- U.P. = UTILITY POLE
- - - = EXISTING CONTOUR
- — — = PROPOSED CONTOUR

HOUSE	=	916±S.F.
GARAGE	=	366±S.F.
SHED	=	16±S.F.
TOTAL	=	1,298±S.F. OR 11.7%

EXISTING HOUSE	=	916±S.F.
EXISTING GARAGE	=	366±S.F.
ADDITION/PORCHES	=	787±S.F.
TOTAL	=	2,069±S.F. OR 18.6%



(IN FEET)
1 inch = 20 feet