



ZONING BOARD OF APPEALS

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

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ZBA 2016-18
Petition of Jesse & Julie Boehm
15 Wellesley Avenue

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WELLESLEY MA 02451
2016 MAR 17 P 2:18

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 3, 2016, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Jesse & Julie Boehm requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that raising the roof with a 8/12 pitch four (4) feet to a 12/12 pitch and construction of a Nantucket dormer on the second story, on a existing nonconforming structure with less than required front yard and side yard setbacks, on an 8,500 square foot corner lot in a General Residence District in which the minimum lot size is 10,000 square feet, at 15 Wellesley Avenue, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On February 16, 2016, 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 Izabella Synnott, Architect, and Jesse and Julie Boehm, the Petitioner. Ms. Synnott said that the lot is nonconforming in size and front and side setbacks are nonconforming. She said that the proposal is to take off the existing roof with an 8/12 pitch and replace it with a higher 12/12 pitch and add a Nantucket dormer at the back.

The Board confirmed that the footprint will not change.

The Chairman said that the property is located in a General Residence District. He said that the lot size is 8,500 square feet. He said that the lot is small but so is every other lot in the vicinity. He said that the proposed Total Living Area plus Garage (TLAG) is just slightly higher than TLAG for other houses in the neighborhood.

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 15 Wellesley Avenue, on an 8,500 square foot corner lot in a General Residence District in which the minimum lot size is 10,000 square feet, with a minimum front yard setback of 27.2 feet and a minimum side yard setback of 18.7 feet. The existing nonconforming garage has minimum side yard setbacks of 11.1 feet and 10.5 feet.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that raising the roof with a 8/12 pitch four (4) feet to a 12/12 pitch and construction of a Nantucket dormer on the second story, on a existing nonconforming structure with less than required front yard and side yard setbacks, on an 8,500 square foot corner lot in a General Residence District in which the minimum lot size is 10,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 2/09/16, stamped by Dennis O'Brien, Professional Land Surveyor, and Existing and Proposed Floor Plans and Elevation Drawings, dated 2/2/16, prepared by Synnott Architects, Inc., were submitted.

On February 23, 2016, 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 raising the roof with a 8/12 pitch four (4) feet to a 12/12 pitch and construction of a Nantucket dormer on the second story, on a existing nonconforming structure with less than required front yard and side yard setbacks, on an 8,500 square foot corner lot in a General Residence District in which the minimum lot size is 10,000 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, to raise the roof with a 8/12 pitch four (4) feet to a 12/12 pitch and construction of a Nantucket dormer on the second story, on a existing nonconforming structure with less than required front yard and side yard setbacks, on an 8,500 square foot corner lot in a General Residence District in which the minimum lot size is 10,000 square feet, 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.

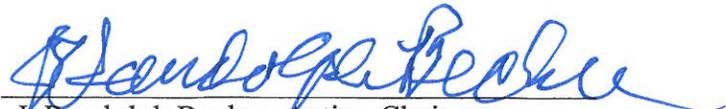
If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

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WELLESLEY DISTRICT
WELLESLEY MASS 01982
16 MAR 17 10:48

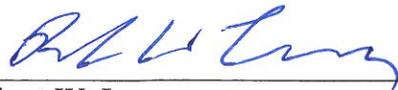
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2016 MAR 17 P 2:48

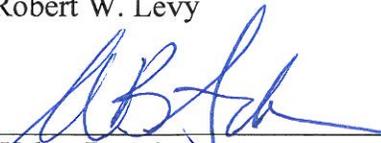
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



J. Randolph Becker, Acting Chairman



Robert W. Levy



Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm



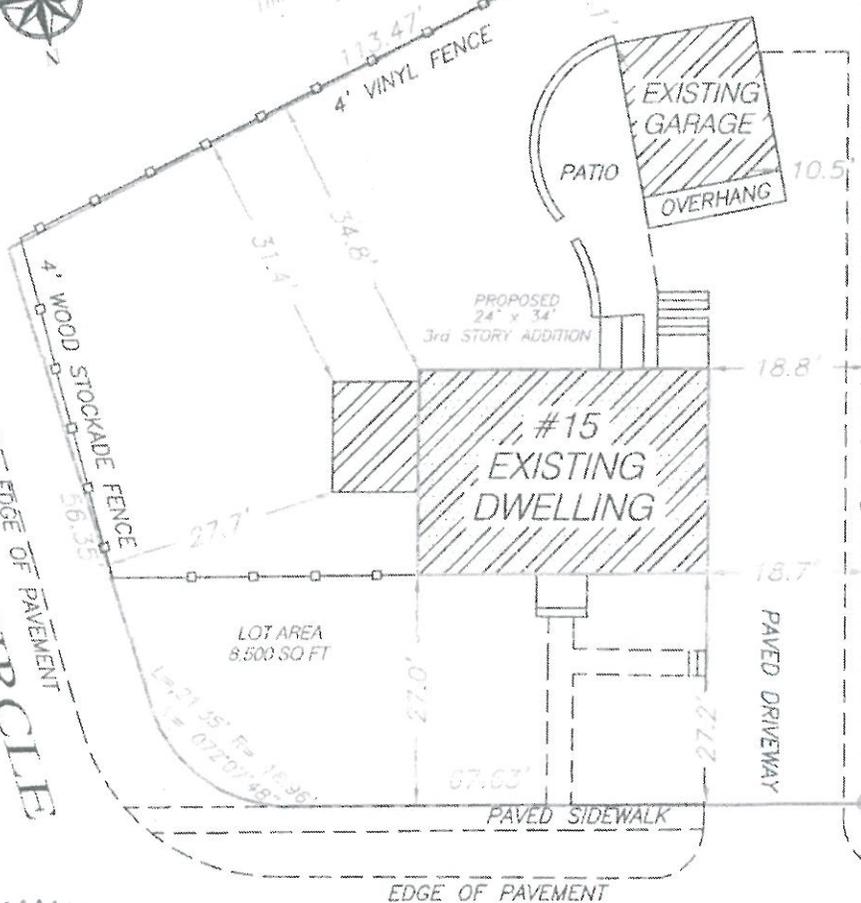
N/F
TIMOTHY & KERRIE RAEKE
21784/504

1. PIN FOUND

6' WOOD STOCKADE FENCE

N/F
UNITED METHODIST CHURCH OF WELLESLEY
3730/401

DEXTER CIRCLE
EDGE OF PAVEMENT



LOT AREA
8,500 SQ FT

PAVED SIDEWALK

PAVED DRIVEWAY

WELLESLEY AVE.

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2016 FEB 16 P 2:51

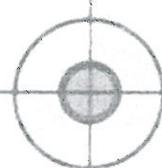


Dennis O'Brien
Dennis O'Brien P.L.S.

EXISTING LOT COVERAGE
1,271.3 SQ FT
14.95%

PROPOSED LOT COVERAGE
1,221.3 SQ FT
14.95%

PROPOSED ADDITION BOEHM RESIDENCE
15 WELLESLEY AVE.
WELLESLEY, MA NORFOLK COUNTY



D. O'BRIEN
LAND SURVEYING

31 HAYWARD STREET UNIT 3-G
FRANKLIN, MA 02038 508-541-0048

SCALE: 1" = 20'	DATE: 2/09/16	REVISED:	DRAWN BY: P.J.C.	CHECKED BY: D.O.
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