



ZONING BOARD OF APPEALS

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

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 (781) 431-1019 EXT. 2208
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ZBA 2016-19
 Petition of Guozhong Wang & Yingmei Sun
 3 Monroe Road

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 Guozhong Wang & Yingmei Sun requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing attached garage, and construction of a new two-story attached garage, demolition of an existing porch, and construction of a new porch, construction of a two-story addition, construction of a second story dormer, and enclosure and expansion of an existing sun porch, that will meet all setback requirements, on a 14,951 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in a Water Supply Protection District, at 3 Monroe Road, 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 Tom Timko, Architect, Copper Beech Design, and Guozhong Wang, the Petitioner.

Mr. Timko said that the request is for relief for lot size because the lot is 49 square feet below the minimum of 15,000 square feet for the district. He said that the proposed modifications are conforming. He said that the Total Living Area plus Garage (TLAG) for the existing structure is 1,950 square feet. He said that, with the addition of 1,000 square feet, the total TLAG will be below the threshold for Large House Review (LHR).

The Board said that the nonconformity is the lot size.

The Board asked that Mr. Timko submit the TLAG calculations.

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 3 Monroe Road, on a 14,951 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in a Water Supply Protection District.

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 of an existing attached garage, and construction of a new two-story attached garage, demolition of an existing porch, and construction of a new porch, construction of a two-story addition, construction of a second story dormer, and enclosure and expansion of an existing sun porch, that will meet all setback requirements, on a 14,951 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 12/29/15, stamped by Michael P. Clancy, Professional Land Surveyor, Existing Floor Plans and Elevation Drawings, dated 1/05/16 & 1/28/16, Proposed Floor Plans and Elevation Drawings, dated 2/03/16, prepared by Copper Beech Design, and photographs 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 demolition of an existing attached garage, and construction of a new two-story attached garage, demolition of an existing porch, and construction of a new porch, construction of a two-story addition, construction of a second story dormer, and enclosure and expansion of an existing sun porch, that will meet all setback requirements, on a 14,951 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in a Water Supply Protection District, 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 demolition of an existing attached garage, and construction of a new two-story attached garage, demolition of an existing porch, and construction of a new porch, construction of a two-story addition, construction of a second story dormer, and enclosure and expansion of an existing sun porch, that will meet all setback requirements, on a 14,951 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in a Water Supply Protection District, subject to the following condition:

- TLAG calculations shall be submitted to show that it will be within the TLAG threshold for the district, had TLAG been a requirement.

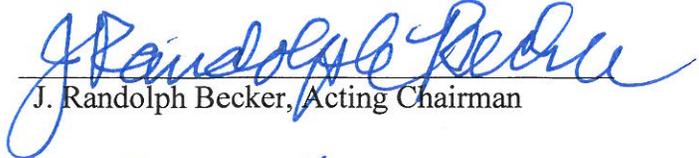
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed constructions plans.

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

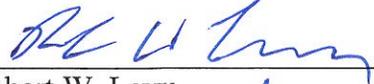
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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



J. Randolph Becker, Acting Chairman



Robert W. Levy

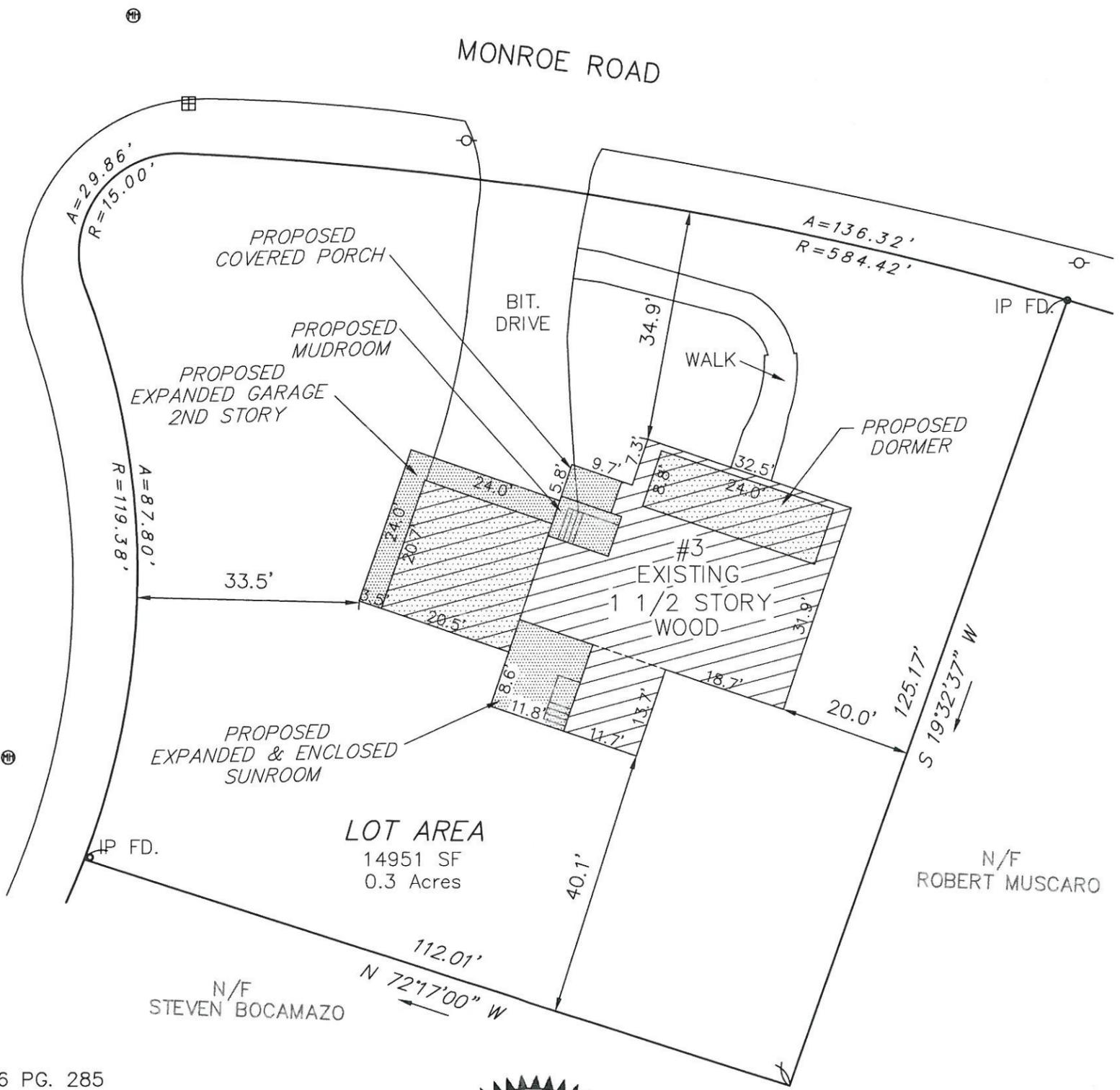


Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm

JEFFERSON ROAD

MONROE ROAD



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PREPARED FOR
 GUOZHONG WANG
 YINGMEI SUN
 3 MONROE ROAD
 WELLESLEY, MA 02481

- NOTES:
1. ZONING CLASSIFICATION – SR-15
 2. PLAN REFERENCES:
 NORFOLK REGISTRY OF DEEDS BK. 2136 PG. 285
 NORFOLK REGISTRY OF DEEDS BK. 2545 PG. 200
 NORFOLK REGISTRY OF DEEDS PLAN 1294 OF 1985
 3. LOCUS DEED:
 ASSESSORS PARCEL ID 24-64

LOT AREA
 14951 SF
 0.3 Acres

N/F
 ROBERT MUSCARO

N/F
 STEVEN BOCAMAZO



PLOT PLAN
 3 MONROE ROAD
 WELLESLEY, MASS.

SCALE: 1"=20' DECEMBER 29, 2015
 C & G SURVEY COMPANY
 37 JACKSON ROAD
 SCITUATE, MA. 02066
 1-877-302-8440