



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02181-5992

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ZBA 97-41

Petition of Curtis and Tracy P. Krechevsky
5 Wilde Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 22, 1997 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of CURTIS AND TRACY P. KRECHEVSKY requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the following additions to their nonconforming dwelling with less than the required left and right side setbacks at 5 WILDE ROAD, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure:

1. A two-story addition 29.5 feet by 16 feet, which will have less than the required right side yard setback.
2. Raising the ridge line of the roof 6 feet above the existing nonconforming garage with less than the required right side yard setback to accommodate a 16 foot by 21.5 foot second story addition with less than the required right side yard setback.

On May 5, 1997, the petitioners 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 Curtis and Tracy Krechevsky. Mr. Krechevsky said that the dimensions of the two-story addition have been changed to 29.5 feet by 16 feet as shown on the revised plot plan, which was submitted after the legal notice was published. The total extension will be 3 additional feet.

Mrs. Krechevsky said that they are proposing a two-story addition, which will take up half of their deck, to expand their kitchen and add a master bedroom and bath over the garage. They are not moving out any farther on either side, and the rear setback is in compliance. The overall lot coverage, at 20.67% is within the required limit of 25%. Mrs. Krechevsky submitted pictures showing similar additions which had been built by their neighbors. They have two small children and need more space.

Janet Hutchins, 4 Yarmouth Road, said that she is a principal in the Hutchins Corporation, which owns 19 Pilgrim Road. Mrs. Hutchins said that she is opposed to the petition as the height of the proposed addition will eliminate any privacy in the back yard. Although she

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does not live at 19 Pilgrim Road, she feels that the addition will be detrimental to their ability to rent their property in regard to the height and the size. The only view from the back yard is of the Krechevsky house, and they will be looking at one big wall.

Ralph Hutchins added his opposition to that of his wife. He said that the addition would block the daylight in the back yard, which would kill the grass. They plan to add a deck on the back of the house in the future.

Mr. Krechevsky responded that the highest point of the addition is conforming as it is under 36 feet. The Hutchins property is not parallel to their home. The line of sight from the Hutchins property goes to the line of hemlocks screening the Krechevsky home. Mr. Krechevsky submitted photographs taken from his back yard towards the Hutchins property.

The Board noted that the Planning Board had no opposition to the petition.

Ben Held, 5 Brookfield Road; Cathy Kelly, 8 Brookfield Road, and Kenneth Friedberg, 4 Brookfield Road, all supported the petition.

Statement of Facts

The subject property is located at 5 Wilde Road, in a Single Residence District, on a 8,400 square foot lot, which has a minimum right side yard clearance of 13.44 feet and a minimum left side yard clearance of 14.27 feet.

The petitioners are requesting Special Permit/Finding to construct a two-story addition 29.5 feet by 16 feet, which will have a minimum right side yard clearance of 13.27 feet; and to raise the ridge line of the garage roof 6 feet to accommodate a second story 21.50 feet by 16 foot addition, which will have a minimum right side yard clearance of 13.44 feet. There will be no change in the footprint in the second story addition.

A Plot Plan dated 4/29/97, revised 5/5/97, revised 5/14/97, drawn by Ronald R. Turchi, Registered Professional Land Surveyor; Floor Plans and Elevations (A-1 through A-5) dated 4/14/97, drawn by Kathleen Williams, Registered Architect; and photographs were submitted.

A petition supporting the request, signed by 27 neighbors and abutters, was also submitted.

A letter dated May 18, 1997, expressing opposition to the request, signed by Ralph and Janet Hutchins, 4 Yarmouth Road, was submitted.

On May 20, 1997, the Planning Board reviewed the petition and voted to recommend approval of the request.

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Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject dwelling does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

It is the finding of this Authority that the proposed two-story addition will intensify the existing nonconformance, but will not create additional nonconformity; and that the second story addition above the existing nonconforming garage will intensify the existing nonconformity but will not create additional nonconformity. The ridge line of both additions is in compliance with the Zoning Bylaw, as is the 20.67% of lot coverage on a lot less than 10,000 square feet.

Despite the opposition of the principals of the Hutchins Corporation, the neighborhood, as evidenced by the support given at the hearing and the number of signatures on the petition, appears to be in support of the request.

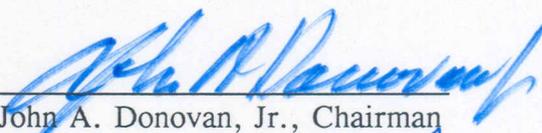
It is the further finding of this Authority that the proposed construction of the two-story addition and the second story addition will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Special Permit is hereby granted, as voted unanimously at the Public Hearing, for the two-story 16 foot by 29.5 foot addition and the 16 foot by 21.5 foot second story addition above the garage, subject to construction in accordance with the submitted May 14, 1997 revision of the plot plan and the construction drawings.

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

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.

cc: Planning Board
Inspector of Buildings
edg


John A. Donovan, Jr., Chairman

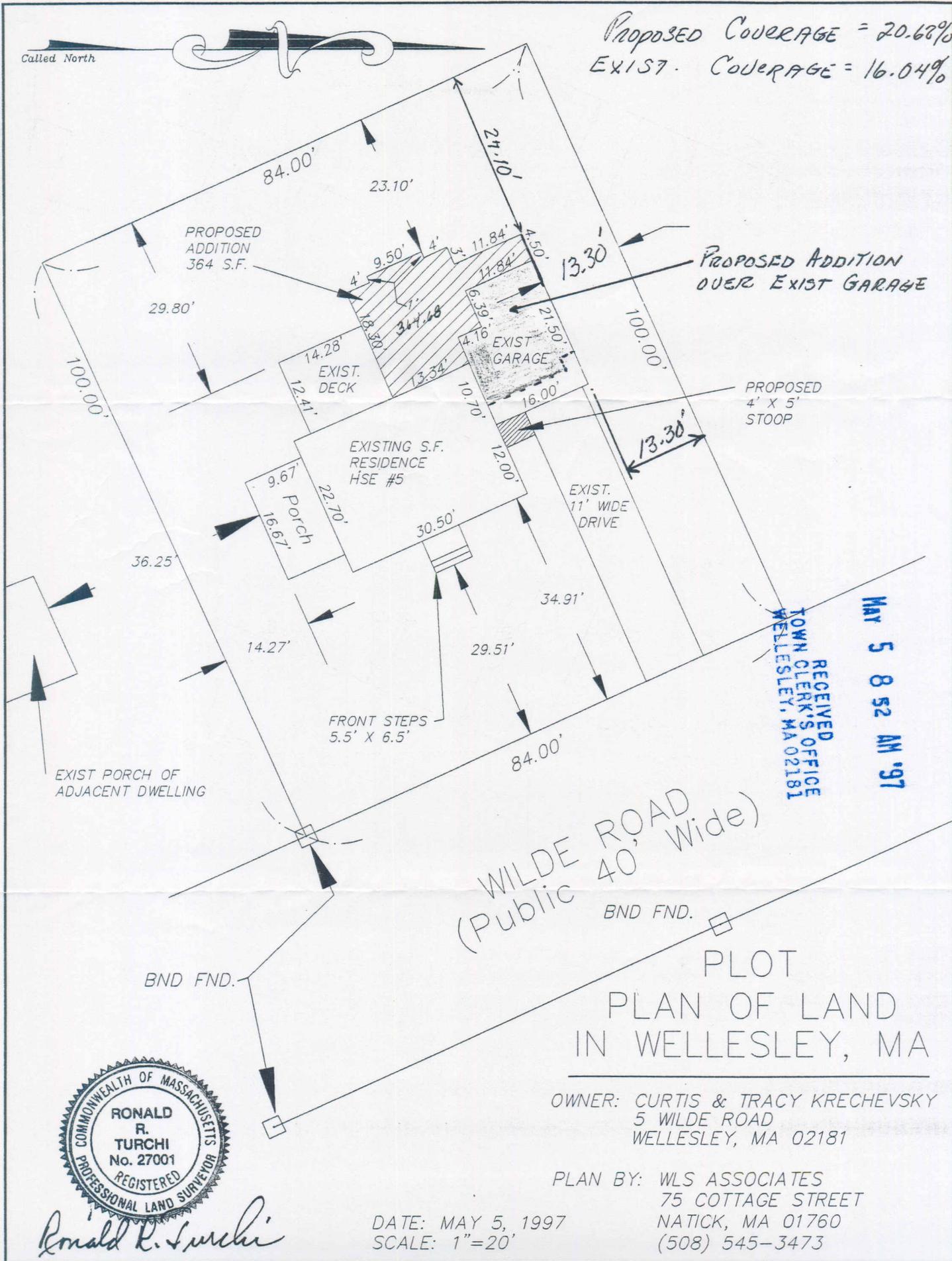

Kendall P. Bates


William E. Polletta

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WELLESLEY, MA 02151

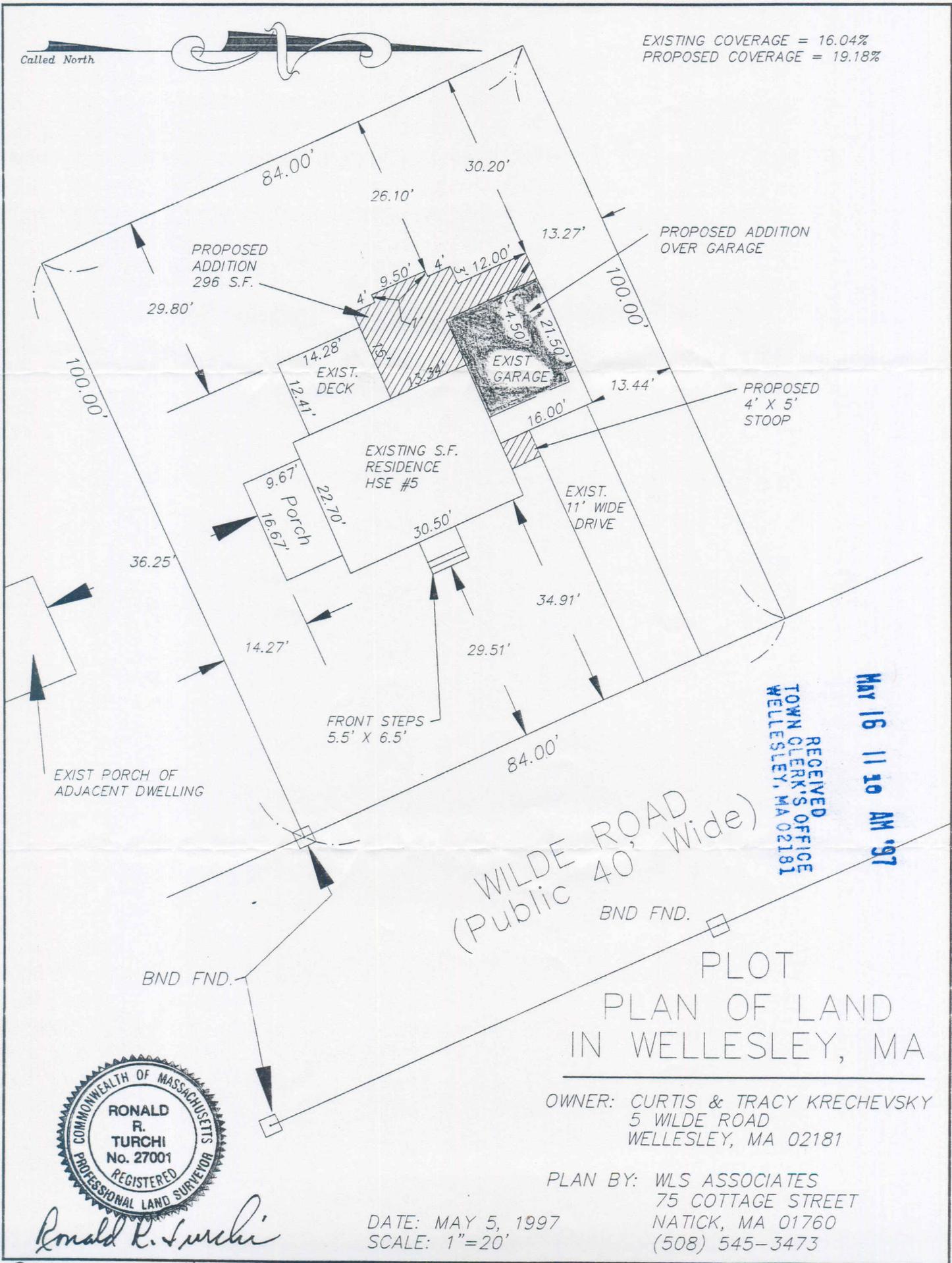
Called North

PROPOSED COVERAGE = 20.68%
EXIST. COVERAGE = 16.04%



Called North

EXISTING COVERAGE = 16.04%
PROPOSED COVERAGE = 19.18%



RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181
MAY 16 11 10 AM '97

WILDE ROAD
(Public 40' Wide)
BND FND.

PLOT
PLAN OF LAND
IN WELLESLEY, MA

OWNER: CURTIS & TRACY KRECHEVSKY
5 WILDE ROAD
WELLESLEY, MA 02181

PLAN BY: WLS ASSOCIATES
75 COTTAGE STREET
NATICK, MA 01760
(508) 545-3473



Ronald R. Turchi

DATE: MAY 5, 1997
SCALE: 1"=20'

REV 1 - WLS - 4-29-97
REV 2 - WLS - 5-14-97