

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2018-68

Petition of Joshua & Nathalia Goodman
68 Crest Road

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WELLESLEY, MASSACHUSETTS
TOWN HALL
OCT 18 2018

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 4, 2018 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Joshua & Nathalia Goodman 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 front deck and rear porch and construction of a new wrap around porch that will wrap from the front to the left side of the house with less than required front and right side yard setbacks, construction of a two-story addition with less than required right side yard setbacks, and construction of a two-story, two-car garage that will meet setback requirements, on an existing nonconforming structure with less than required front and right side yard setbacks, at 68 Crest Road, in a 10,000 square foot Single Residence District and a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On September 13, 2018, 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 Michael Hally, Architect, Joshua and Nathalia Goodman, the Petitioner.

Ms. Goodman said that they have been residents of Wellesley for nine years. She said that 68 Crest Road has an 1895 farm house where they live with their four children. She said that it is a little small for their family. She said that the request is for relief for front and side yard setbacks for an addition to the house.

A Board member said that the nonconformities will not be made worse. He said that he looks for projects to be designed in a way that additions minimize the continuation of existing nonconformities to the fullest degree possible. He said that the design could have shifted six feet over without seriously impacting the first and second floors. Mr. Hally said that the issue was trying to get all of the spaces to work. He said that the house is over 100 years old. He said that tried to get a working kitchen and a family room. He said that they looked at stretching into the center of the lot but found that they would end up with a longer and bigger addition. He said that topography was also a consideration. He said that it was important to keep the house tight. He said that they will expand the existing kitchen on the first floor for the new kitchen. He said that the family room will be right behind it and will open up to a play area in the back yard. He said that there will be a mudroom between the family room and the garage that has to have stairs to take you down because of the topography. He said that the more that they tried to take advantage of the lower middle of the lot, the bigger the footprint got. He said that they wanted to have three big interior spaces of family room, kitchen and eating area in close proximity. He said that they expanded some space in the existing house and went off the back with the family room and garage. He said that the portion of the building that is closest to the lot line is single story and does not become two story until about 11

eleven feet into the existing house. He said that they hope to take some of the excavation and put it behind the house to bury the foundation areas and create a flatter space.

Ms. Goodman said that part of their plan is to not add something that seems like an addition. She said that they wanted to bring the house back to the way that a farm house would be. She said that to walk into the house if part of it was shifted to the side would feel like, "here is the old and here is the new." She said that the neighbor at the side has a very tall retaining wall and her house is set higher up. She said that the addition will not be visible to the neighbor. Mr. Goodman said that they shared the plans with the neighbors and they were happy with them. He said that the neighbor on the left was concerned that the large pines not be cut down and they will not be. He submitted a letter of support that was signed by nine neighbors.

A Board member asked about the existing driveway. Mr. Goodman said that the plan is to remove and make it greenspace. The Board member said that the plot plan shows it as remaining. He said that the plot plan should indicate that the driveway will be removed. The Chairman said that the plot plan should show the dimension from the addition to the side lot line at 13.6 feet.

The Chairman discussed the geometrical change over the sliding doors shown on Plan A-4. He said that the sliding doors might benefit by continuing the eyebrow, which would help with water intrusion and might tie the architecture together. Mr. Hally said that they could extend the hip roof around and extend it.

A Board member said that a curb cut will be required. Mr. Goodman said that there is no curb or sidewalk there. He said that in 1928, the Town took over the front part of the property to build the road, which is why they have the nonconformity on the front.

The Chairman asked about proposed lighting at the back of the house. Mr. Hally said that there will be a couple of flanking wall mounted lights on either side of the slider. He said that if the budget allows, they may bury some lights in the risers. He said that the farmer's porch at the front will be wrapped around and there will be recessed lights buried in the ceiling of the porch. He said that there is also an eyebrow roof with recessed lights over the garage doors.

A Board member asked about plans for drainage. Mr. Hally said that it is a huge lot and the house is on the higher side. He said that the plan is to have runoff captured in the lawn. He said that the slope of the driveway will probably be slightly elevated. He said that it will probably go down where it leaves the road and then the apron will take it back up to the garage. He said that runoff from the driveway and the house will go to the center of the yard. He said that he did not believe that drywells would be necessary, given the open greenspace.

The Chairman said that the Planning Board recommended that a tree be planted to the left of the proposed driveway. He said that the Town has a planting program that could provide a tree.

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 68 Crest Road, in a 10,000 square foot Single Residence District and a Water Supply Protection District, with a minimum front yard setback of 15.3 feet and a minimum right side yard setback of 9.6 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 demolition of an existing front deck and rear porch and construction of a new wrap around porch that will wrap from the front to the left side of the house with less than required front and right side yard setbacks, construction of a two-story addition with less than required right side yard setbacks, and construction of a two-story, two-car garage that will meet setback requirements, on an existing nonconforming structure with less than required front and right side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 8/17/18, stamped by Paul J. DeSimone, Professional Land Surveyor, Existing Floor Plans and Elevation Drawings, dated 7/4/18, and Proposed Floor Plans and Elevation Drawings, dated 8/18/18, prepared by Michael Hally Design, Inc, and photographs were submitted.

On September 19, 2018, the Planning Board reviewed the petition and recommended that a ~~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 although demolition of an existing front deck and rear porch and construction of a new wrap around porch that will wrap from the front to the left side of the house with less than required front and right side yard setbacks, construction of a two-story addition with less than required right side yard setbacks, and construction of a two-story, two-car garage that will meet setback requirements, on an existing nonconforming structure with less than required front and right side yard setbacks, 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, for demolition of an existing front deck and rear porch and construction of a new wrap around porch that will wrap from the front to the left side of the house with less than required front and right side yard setbacks, construction of a two-story addition with less than required right side yard setbacks, and construction of a two-story, two-car garage that will meet setback requirements, on an existing nonconforming structure with less than required front and right side yard setbacks, subject to the following condition:

- An updated plot plan that shows the dimension to the proposed addition at the rear and removal of the existing driveway shall be submitted.

The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction 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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68 Crest Road

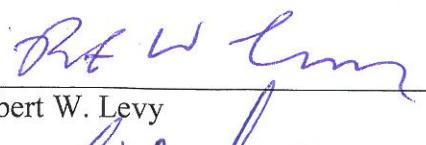
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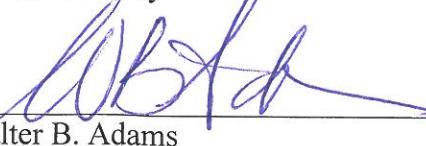
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



David G. Sheffield, Acting Chairman



Robert W. Levy



Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm

LOT CREATED IN SEPTEMBER OF 1873

