

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2017-07
Petition of Susan Case
125 Grove Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 5, 2017, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Susan Case requesting a Variance pursuant to the provisions of Section XIX and Section XXIV-D of the Zoning Bylaw for construction of a one-story addition and a bulkhead with less than required front yard setbacks to Wildwood Circle, and construction of a one-story addition that will meet all setback requirements, which will increase lot coverage to 3,060 square feet, or 20.1 percent. The property is located on a corner lot with three front yard setbacks, in a 10,000 square foot Single Residence District, at 125 Grove Street.

On December 15, 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 Mark Gluesing, Architect and Sally McNamara, representing Susan Case, the Petitioner.

Mr. Gluesing said that Ms. McNamara is the prospective buyer of the property. He said that the plan is to renovate the first floor and construct some additions. He said that the request is for relief for what would be a side yard setback in relation to the front of the house. He said that, with respect to Section XXIV-D of the Zoning Bylaw, the hardship involves an unusual site that has three front yard setbacks. He said that because this is an addition, there are not a lot of options for the location of the additions. He said that it is already fairly full on the buildable area.

Mr. Gluesing said that on the left side as you face the front, they would like to add three feet to expand the kitchen and put in a bulkhead. He said that would give them a kitchen that has sufficient movable space around an island and the flow of the house. He said that the intent is to have one-level living going forward. He said that they looked at other options but there was not enough space. He said that the square footage of the intrusion is small at 2.8 feet for the addition and 3.5 feet for the bulkhead at its worst point.

Mr. Gluesing said that the abutting properties on that side are across the street and are the rear yards of the other properties. He said that Sheet 7 shows that the other houses front either on Grove Street or Cottage Street. He said that what faces the addition on that side are two detached garages across the street. He said that the only real view from anybody's front yard will be around the corner at 12 Wildwood Circle and they are really well past that.

Mr. Gluesing said that they kept the scale low. He said that it will be a one story addition. He said that it is a way to use the existing house and advance it so there is a little more space to accommodate long term goals.

Ms. McNamara said that she wrote letters to all of the abutters that she could find and heard back from four, who were all fine with the proposed plans. She said that nobody asked any specific questions.

A Board member said that by having a gable over the new door, it calls attention to the new addition. He said that since there is no change in the façade at that point, the soffit that runs along sticks out in front of the door. He asked if carrying the soffit across door was to mitigate scale. Mr. Gluesing said that he did look at that and his initial approach was to have a straight shed off of that side. He said that if you look at Picture #2 on Page 7, looking at the existing entry, for the three feet that the house gets extended, he extruded the exact same shape with a shed that extends over the three windows. He said that he made the entrance three feet larger and designed the addition to the left with a shed roof. He said that it is helpful to have it as a divider because the garage roof comes back from the right and as you go up to the second floor there are different heights. He said that it is a one-story gable at approximately 12.5 feet high. He said that the house sits low to the ground, which is part of the attraction with respect to long term living in the house. He said that it will be a very modest scale element.

A Board member said that the existing house is conforming. He said that the only relief that the Petitioner is requesting is on the south side where it is labeled 21.5 feet. He asked where that is in the house. Mr. Gluesing said that it is the kitchen. A Board member said that they are trying to have a modern kitchen with an island in the middle rather than the existing galley kitchen. He said that they need circulation space around the island. Mr. Gluesing said that they could do a smaller island and smaller aisles but that would be a squeeze. He said that the proposed additions will make this more of a contemporary house that you would typically see. He said that the intent was to create one floor living. He said that the existing breakfast area will be left intact. A Board member said that the plans create a dining room that works. Mr. Gluesing said that because of the large setbacks that are required from streets, it was difficult to achieve some of the goals for the house going forward.

The Board said that the design decisions are quite modest.

Mr. Gluesing said that the addition will project 40 square feet in the setback, which is less than half of the addition.

The Board discussed granting variances. The Board said that this lot has three front yards, which is an anomaly. The Board said that the request is modest and will not impinge on the neighborhood to a great degree.

The Board confirmed that the Architect had looked at different options. Mr. Gluesing said that trying to get enough kitchen width impacted the dining room. He said that it is difficult with the three street setbacks. He said that it is hard to go backwards without having to rearrange more and more of the house to put the kitchen somewhere else. He said that it would be significantly more expensive.

A Board member said that one of the greatest impacts of the solution is the ability to have a hallway adjacent to the stairway, which changes the internal circulation of the house. He said that they will not be

forced to go from one room to another and through another one. He said that the design solution is appropriate.

A Board member said that it was his opinion that the proposal is di mininis.

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 125 Grove Street, on a corner lot with three front yard setbacks, in a 10,000 square foot Single Residence District.

The Petitioner is requesting a Variance pursuant to the provisions of Section XIX and Section XXIV-D of the Zoning Bylaw for construction of a one-story addition and a bulkhead with less than required front yard setbacks to Wildwood Circle, and construction of a one-story addition that will meet all setback requirements, which will increase lot coverage to 3,060 square feet, or 20.1 percent.

Variance Request Explanation, a Plot Plan, dated 12/12/16, stamped by Bruce E. Wilson, Jr., Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 12/12/16, prepared by Mark Gluesing, Architect, and photographs were submitted.

On January 4, 2017, the Planning Board reviewed the petition and recommended that the variance be denied.

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 literal enforcement of the provisions of the Zoning Bylaw would involve substantial hardship, financial or otherwise, to the petitioner owing to circumstances relating to the shape of such land, which does not generally affect the zoning district in which it is located, the hardship has not been self-created, and desirable relief may be granted without substantial detriment to the public good, and without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw.

Therefore, the requested Variance from the terms of Section XIX and pursuant to the provisions of Section XXIV-D of the Zoning Bylaw is granted for construction of a one-story addition and a bulkhead with less than required front yard setbacks to Wildwood Circle, and construction of a one-story addition that will meet all setback requirements, which will increase lot coverage to 3,060 square feet, or 20.1 percent.

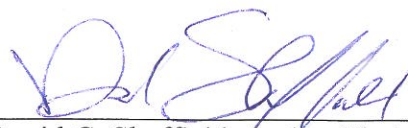
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed constructions plans.

If construction has not commenced, except for good cause, this Variance shall expire one year after the date time stamped on this decision.

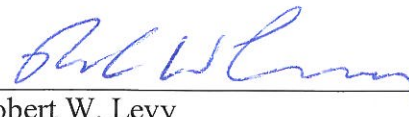
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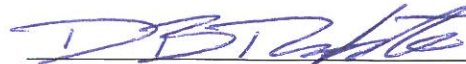
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



David G. Sheffield, Acting Chairman

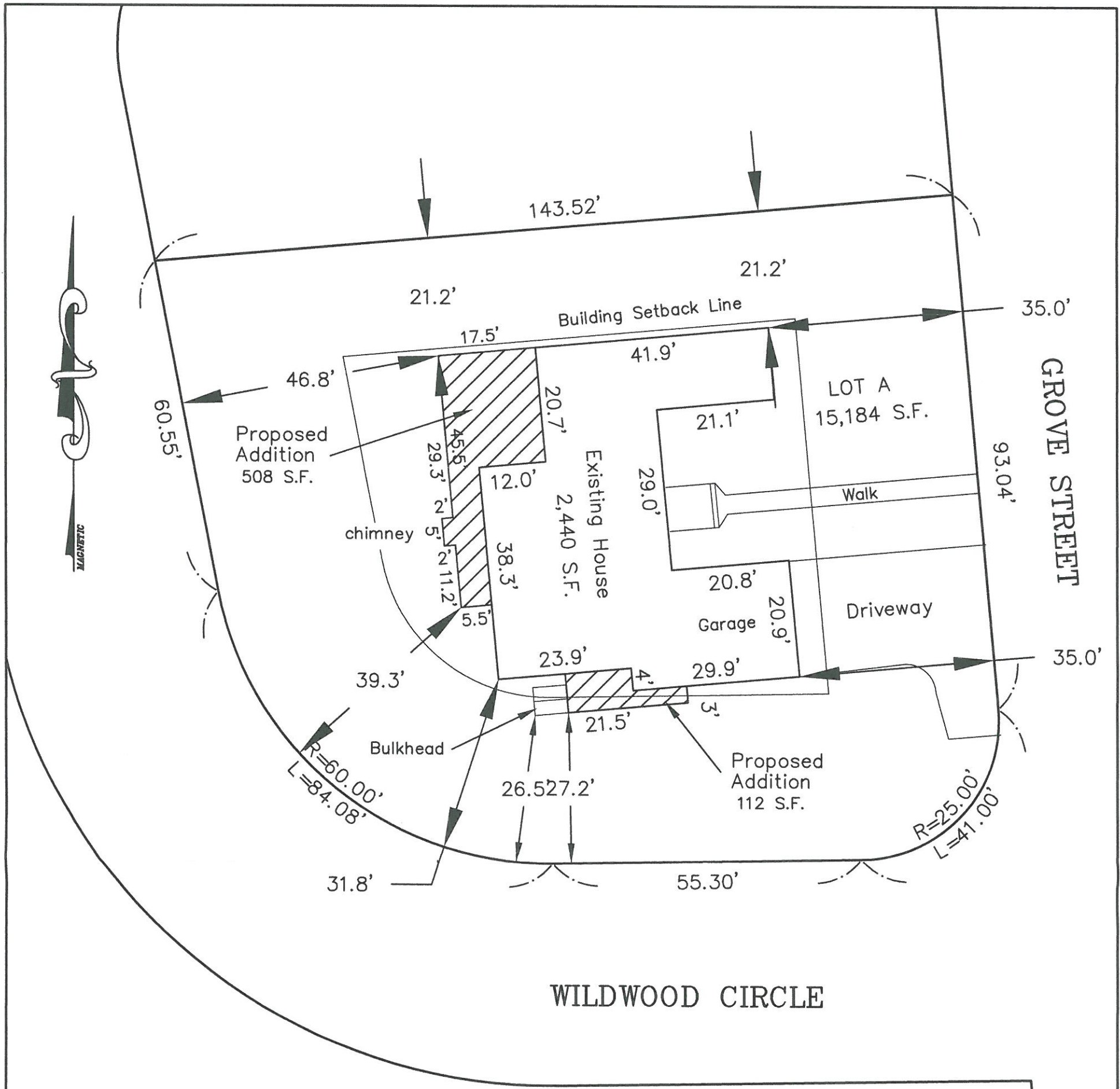


Robert W. Levy



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm



ZONE SR-10

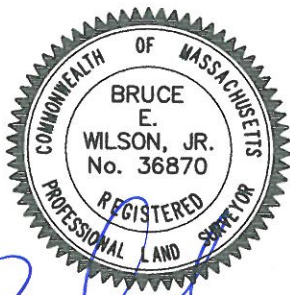
Required Setbacks F-30' S-20' R-10'

Existing Building Coverage 2,440 S.F.

Proposed Total Building Coverage 3,060 S.F.

Existing Lot Coverage = 16.1 %

Proposed Lot Coverage 20.1 %



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PROPOSED ADDITION PLAN
125 GROVE STREET

SALLY McNAMARA
125 GROVE STREET
WELLESLEY, MASSACHUSETTS

SCALE: 1" = 20' DATE: 12/12/16