



ZONING BOARD OF APPEALS

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

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ZBA 2017-42
Petition of Lynne Harding
20 Sumner Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 4, 2017, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Lynne Harding requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition of existing nonconforming structure and construction of a one-story addition with less than required left side yard setbacks and construction of a two-story addition and deck that will meet all setback requirements, on an existing nonconforming structure with less than required left side yard and front yard setbacks, on a 16,108 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, at 20 Sumner Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On April 3, 2017, 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 Stephen McCullough, Red Tail Construction, John and Lynne Harding, the Petitioner.

Mr. McCullough said that it is an existing nonconforming lot and the proposal is to add an addition off of the back left corner and remove an existing pantry. He said that the structure is nonconforming on the left side and at the front. He said that they will not be increasing the nonconformities. He said that the lot is undersized.

The Board asked what will happen to the runoff from the addition. Mr. McCullough said that there are gutters on the existing house that run off to a flat level area in the yard. He said that they plan to do the same thing for the addition off of the back.

The Board asked if this property is affected by runoff from the Babson property. Mr. Harding said that it is not affected.

The Board said that it is a nice solution.

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Statement of Facts

The subject property is located at 20 Sumner Road, on a 16,108 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, with a minimum front yard setback of 29.9 feet and a minimum left side yard setback of 13.5 feet.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition of existing nonconforming structure and construction of a one-story addition with less than required left side yard setbacks and construction of a two-story addition and deck that will meet all setback requirements, on an existing nonconforming structure with less than required left side yard and front yard setbacks, on a 16,108 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 3/8/17, stamped by Bradley J. Simonelli, Professional Land Surveyor, Existing & Proposed Floor Plans & Elevation Drawings, dated 3/8/17, prepared by McGavern Design, and photographs were submitted.

On May 2, 2017, 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 demolition of existing nonconforming structure and construction of a one-story addition with less than required left side yard setbacks and construction of a two-story addition and deck that will meet all setback requirements, on an existing nonconforming structure with less than required left side yard and front yard setbacks, on a 16,108 square foot lot in a Single Residence District in which the minimum lot size is 20,000 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, for demolition of existing nonconforming structure and construction of a one-story addition with less than required left side yard setbacks and construction of a two-story addition and deck that will meet all setback requirements, on an existing nonconforming structure with less than required left side yard and front yard setbacks, on a 16,108 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, in accordance with the submitted plot plan and construction drawings.

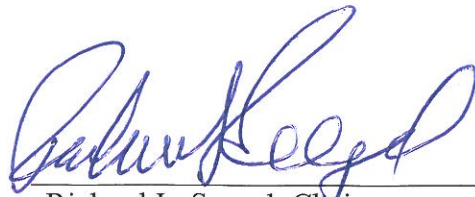
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed constructions plans.

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

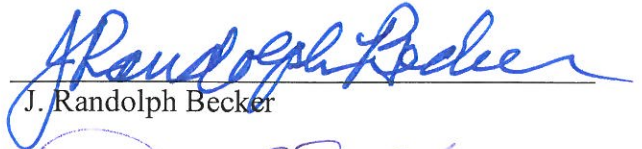
ZBA 2017-42
Petition of Lynne Harding
20 Sumner Road

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2017 MAY 18 P 2:31

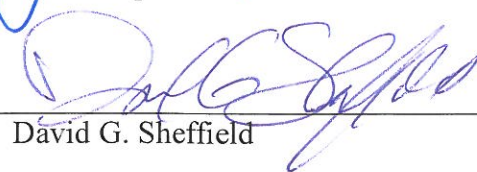
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman

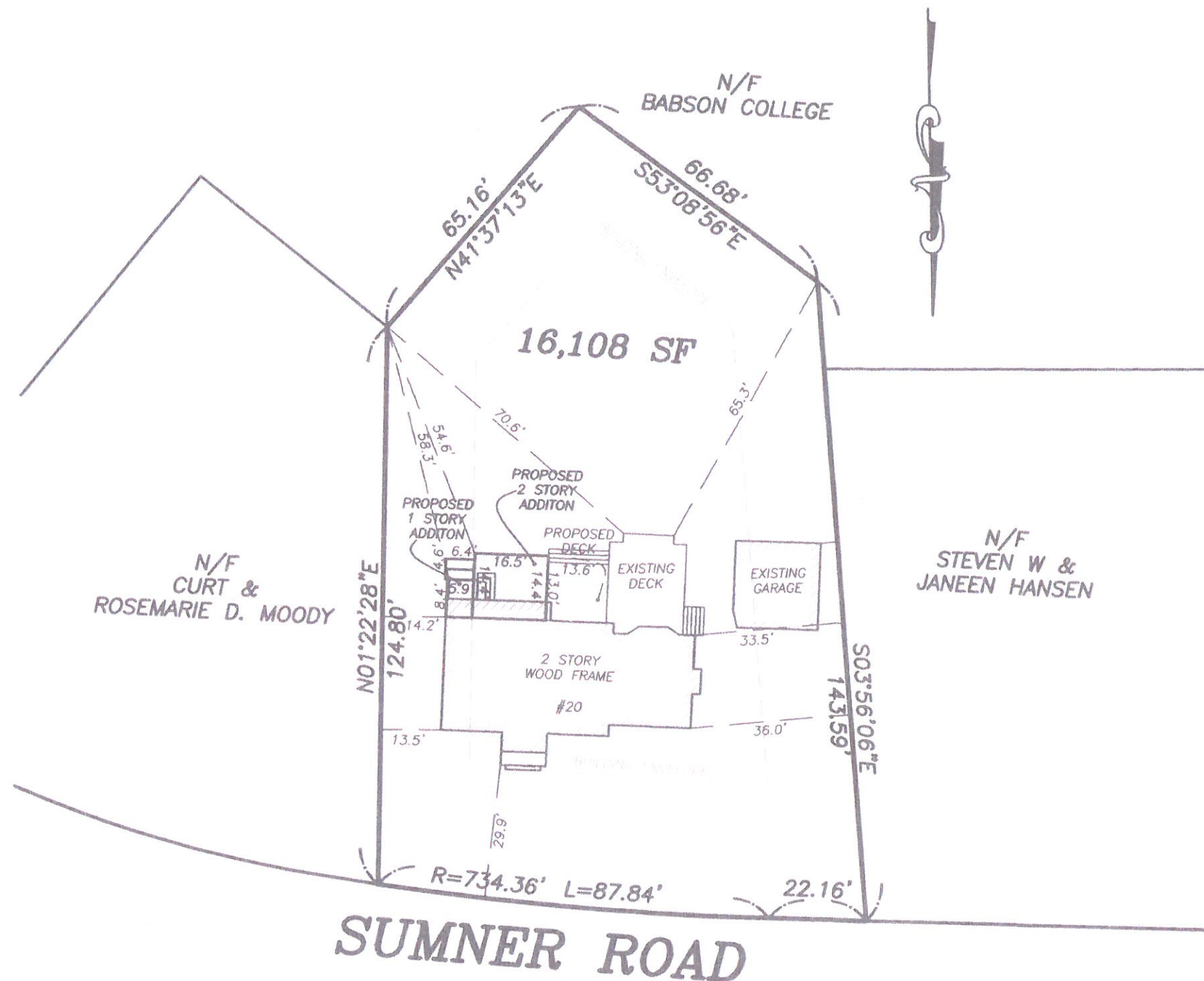


J. Randolph Becker



David G. Sheffield

cc: Planning Board
Inspector of Buildings
lrm



ZONING INFORMATION: SINGLE RESIDENCE 20 (SR20)

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	16,108 SF	16,108 SF
MINIMUM LOT FRONTAGE	60 FEET	110 FEET	110 FEET
MINIMUM FRONT SETBACK	30 FEET*	29.9 FEET	29.9 FEET
MINIMUM SIDE YARD	20 FEET	13.5 FEET	13.5(14.2) FEET
MINIMUM REAR YARD	20 FEET	58.3 FEET	54.6 FEET
MAXIMUM BUILDING COVERAGE	3,221 SF	2,288 SF	2,648 sq. ft. FEET
MAXIMUM BUILDING HEIGHT	36 FEET		
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES		

*FRONT SETBACK DETERMINED BY 500 FOOT RULE

017-94

ZONING BOARD OF APPEALS
PLAN OF LAND
20 SUMNER ROAD
WELLESLEY, MASS.

Field Resources, Inc.
LAND SURVEYORS

MARCH 8, 2017

SCALE 1"=30'

P.O. BOX 324
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