

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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TELEPHONE
(781) 431-1019 EXT. 2208
web: www.wellesleyma.gov

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ZBA 2017-56
Petition of 3 Strathmore Road LLC
3 Strathmore Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 1, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of 3 Strathmore Road LLC requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing nonconforming garage, construction of a one and one-half story addition, and reconstruction of the second floor, on an existing nonconforming structure with less than required side yard setbacks, on a 7,526 square foot corner lot in a Single Residence District in which the minimum lot size is 10,000 square feet, at 3 Strathmore Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On March 28, 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 David Himmelberger and Brett DeMeo, representing 3 Strathmore Road LLC, the Petitioner.

Mr. Himmelberger said that the request is for a special permit to reconstruct a single family dwelling on an existing foundation. He said that the Petitioner was previously before the Board where they sought to raze and rebuild a new home on the site that would have been larger and taller. He said that after discussion with the Board the petition was withdrawn without prejudice. He said that the redesigned structure will remain fully on the existing footprint with the exception of a two-car attached garage on the left side as one faces the home. He said that the lot is 7,526 square feet in a 10,000 square foot district. He said that the left side yard setback for the detached garage is 8.1 feet. He said that the garage will come down as part of the project. He said that this is a corner lot where the rear setback is treated as a side setback. He said the setback at the rear of the structure is 9.8 feet. He said that the new building height will be 29.7 feet, which is significantly less than the previously proposed 34.5 feet. He said that the renovation will retain the existing footprint and will have the addition of a two-car garage and improved second floor living, such that it will appear to be a 1.5 story structure. He said that the house is attractive with detail trim work. He said that the addition was designed to minimize massing. He said that the house anchors the corner of Weston and Strathmore Roads and is across the street from significantly larger newer homes. He said that they believe, as redesigned, this proposal will not be substantially more detrimental to existing neighborhood than the current structure. He said that the Planning Board recommended denial of the previous design but now recommends approval of the redesign.

A Board member confirmed that the garage will be an addition. He said that construction of two-thirds of the house will be to the right of the garage on the existing foundation. He asked Mr. DeMeo if he is confident that they can salvage the foundation. Mr. DeMeo said that he is. He said that it is a slab on the Weston Road side. He said that the existing basement under the main part of the building is in good shape.

The Chairman asked if there will be an infiltration system. Mr. Himmelberger said that it is shown on the plot plan. He said that the proposed garage will now meet the left side setback at 20.5 feet.

Dorothy Howells, 11 Strathmore Road, said that the house numbers go 3, 7, 11. She said that she is the third house in. She said that the neighbor at 8 Strathmore Road is also present. She said that neighbor lives diagonally across from the property.

Ms. Howells said that it is a pretty plan with the gable in the middle but her concern is about the 1.5. story addition with a garage below and a bedroom above. She asked how that is not a two story. Mr. DeMeo said that is because of the roofline. He said that with a 1.5 story, the roofline is the second story. He said that they were able to gain upstairs space with dormers. Ms. Howells said that as you look at the house with the gable in the middle, one side is above the other side. She said that it is not exactly the same. She asked if the ceiling over the garage level will be lower to accommodate a regular size bedroom. Mr. Himmelberger said that in order to gain the same roof pitch, because one side is a deeper structure with the garage at 20 feet and the other side at 18 feet, it goes a little higher. He said that the highest point of the house is the center. The Chairman said that they could build house to 35 feet. He said that the house will be 28.9 feet, which is more than 6 feet lower than what they could build. Ms. Howells asked about the height on the Weston Road side. Mr. DeMeo said that the only change is the height of the roof from a pitch perspective. He said that you will not notice the difference. The Chairman said that everything will be within zoning bylaw allowances.

A Board member asked if Ms. Howells is concerned about the structure being symmetrical or the height. Ms. Howells said that her concern is the symmetry of the structure. She said that she was concerned about how it will look. Mr. Himmelberger said that it will look handsome. He said that one never has the same vantage of a two dimensional drawing in the field. He said that when the house is built, the architectural elements including the center gable, are such that your eye is drawn to the center gable or it is drawn to another element. He said that you never see it in quite the same light as you do on paper.

The Chairman said that all of the windows on the second floor will be at the same level. Ms. Howells said that coming across to Weston Road, you hardly see that house because it is the first one and you are making the turn. She said that she has lived on the street for 40 years. She said that it is the gateway to the street. She asked what the siding will be. Mr. DeMeo said that it will be cedar shingles. He said that they have not decided on the paint color.

Ms. Howells asked about the size of the driveway. The Chairman said that if they are building a two-car garage, they can have a driveway that is appropriate for that.

The Chairman said that there is drainage in Strathmore Road.

Statement of Facts

The subject property is located at 3 Strathmore Road, on a 7,526 square foot corner lot in a Single Residence District in which the minimum lot size is 10,000 square feet, with a minimum side yard setback of 9.8 feet. The existing nonconforming garage has minimum side yard setbacks of 8.1 feet and 14.1 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 an existing nonconforming garage, construction of a one and one-half story addition, and reconstruction of the second floor, on an existing nonconforming structure with less than required side yard setbacks, on a 7,526 square foot corner lot in a Single Residence District in which the minimum lot size is 10,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Letter to Zoning Board of Appeals, dated 3/29/17, from David J. Himmelberger, Esq., a Plot Plan, dated 1/17/17, revised 3/28/17, Allowable Height Plan, Tree Bylaw Mitigation Plan and Proposed Infiltration Plan, dated 1/18/17, revised 3/28/17, stamped by Bradley J. Simonelli, Professional Land Surveyor, Floor Plans and Elevation Drawings, dated 3/27/16, prepared by Paul Apkarian Architects, Inc., and photographs were submitted.

On May 16, 2017, the Planning Board reviewed the petition and recommended that 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 an existing nonconforming garage is eliminating a nonconformity, construction of a one and one-half story addition, and reconstruction of the second floor, on an existing nonconforming structure with less than required side yard setbacks, on a 7,526 square foot corner lot in a Single Residence District in which the minimum lot size is 10,000 square feet is increasing a nonconformity but 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 nonconforming garage, construction of a one and one-half story addition, and reconstruction of the second floor, on an existing nonconforming structure with less than required side yard setbacks, on a 7,526 square foot corner lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in accordance with the submitted plot plan and construction drawings.

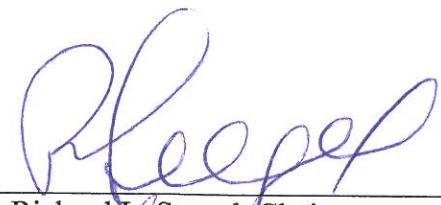
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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

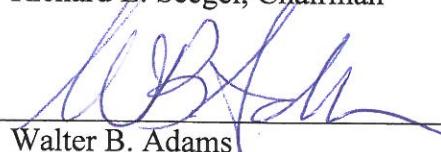
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3 Strathmore Road

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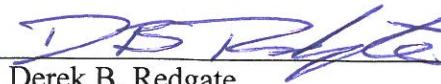
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman

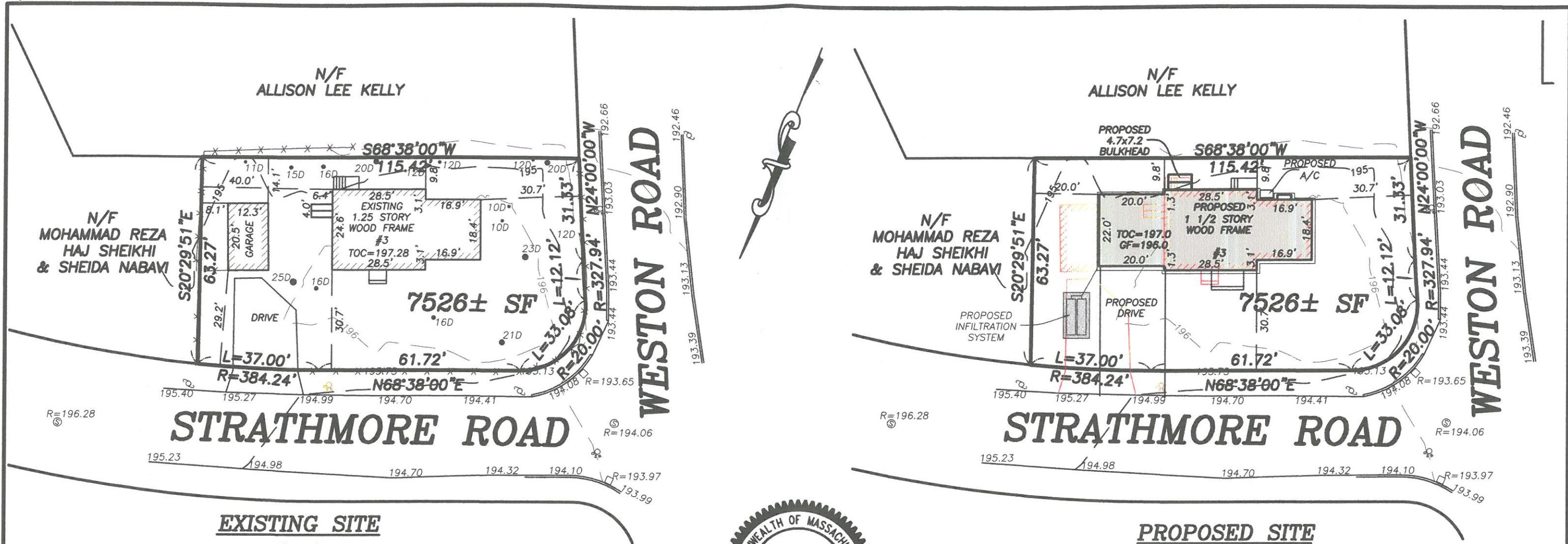


Walter B. Adams



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm



ZONING INFORMATION: SINGLE RESIDENCE 10 (SR10)

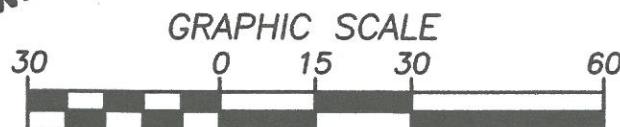
	REQUIRED	ACTUAL	PROPOSED
MINIMUM LOT AREA	10,000 SF	7,526 SF	7,526 SF
MINIMUM LOT FRONTAGE	60 FEET	131.8 FEET	131.8 FEET
MINIMUM FRONT SETBACK	30.4 FEET*	30.7 FEET	30.7 FEET
	30.0 FEET**	30.7 FEET	30.7 FEET
MINIMUM SIDE YARD	20 FEET	9.8 FEET	9.8 FEET
	8.1(40.0) FEET	20.0 FEET***	
MINIMUM REAR YARD	N/A	N/A	N/A
MAXIMUM BUILDING COVERAGE	25%	17.8%/1339SF	20.3%/1531 SF
MAXIMUM BUILDING HEIGHT	36 FEET****	29.7 FEET (28'-6 1/4" + 1'-2")	
MAXIMUM BUILDING HEIGHT	2 1/2 STY	1 1/4 STY	1 1/2 STY

*FRONT SETBACK DETERMINED BY 500 FOOT RULE

**FRONT SETBACK ON NON FRONTING STREET SET TO 30.0

***PER SECTION XX OF THE WELLESLEY ZONING BYLAW, ALL BUILDING HEIGHTS ARE
MEASURED TO AVERAGE FINISHED OR ORIGINAL GRADE WHICHEVER IS LOWER.

****SIDE SETBACK ON LEFT CURRENTLY TO DETACHED GARAGE, SETBACK TO HOUSE IN PARENTHESIS



TOWN OF WELLESLEY
MAP 159 PARCEL 117

NORFOLK COUNTY
REGISTRY OF DEEDS
BOOK 4715 PAGE 478

OWNER/APPLICANT:
3 STRATHMORE ROAD LLC

ZONING BOARD OF APPEALS
PLAN OF LAND
3 STRATHMORE ROAD
WELLESLEY, MASS.

Field Resources, Inc.
LAND SURVEYORS

JANUARY 17, 2017

SCALE 1"=30'

P.O. BOX 324

281 CHESTNUT ST.

AUBURN, MA

NEEDHAM, MA.

508 832 4332

781 444 5936

fieldresources@hotmail.com