



ZONING BOARD OF APPEALS

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

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ZBA 2018-83
Petition of Maria Gavris
10 Edmunds Road

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WELLESLEY MA 02482
DEC 20 P 2:45

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, December 6, 2018 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Maria Gavris requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a two-story addition with a garage under on the right side and construction of a two-story addition and a deck on the rear side, that will meet setback requirements, on an existing structure on a 19,414 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, at 10 Edmunds Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On November 15, 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 was Maria Gavris, the Petitioner. She said that the request is for a special permit for a nonconforming lot with a pre-existing nonconforming structure. She said that the proposed additions will meet setback requirements. She said that she will be moving her parents into the home with her. She said that the plan is to create a first floor master. She said that there is a lot of space available on the right side of the property. She said that there will be no change to the topography. She said that she spoke with her neighbors and the ones that are most impacted are all in approval. She said that the neighbors were most concerned that the wooded area on the right side of the property be retained, which is what she plans to do.

A Board member said that the heights from average grade are shown on the plans but there was no grade data submitted to support the calculation.

Ms. Gavris said that the plan is to add a doorway and an oversized one car garage. She said that she will keep the existing garage and add to the right of it. She said that she does not like the visual of a three car garage facing the road. She said that the existing garage is a tandem.

The Chairman asked about the purpose of the rear addition. Ms. Gavris said that her architect told her that would make the roofline work.

The Board discussed what is shown on the plan as a deck. Ms. Gavris said that she has an existing patio that will be extended later. The Board confirmed that the area will not be enclosed.

A Board member identified the nonconformities on the property.

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There was no one present at the public hearing who wished to speak to the petition.

2018 DEC 20 P 2:46

Statement of Facts

The subject property is located at 10 Edmunds Road, on a 19,414 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a two-story addition with a garage under on the right side and construction of a two-story addition and a deck on the rear side, that will meet setback requirements, on an existing structure on a 19,414 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.

An Existing Condition Plot Plan, dated 10/5/18, a Proposed Addition Plot Plan, dated 10/29/18, stamped by Bruce Bradford, Professional Land Surveyor, Existing Floor Plans and Elevation Drawings, dated 8/10/18 and Proposed Floor Plans and Elevation Drawings, dated 10/29/18, prepared by Joseph Artley, Architect, and photographs were submitted.

On November 20, 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 construction of a two-story addition with a garage under on the right side and construction of a two-story addition and a deck on the rear side, that will meet setback requirements, on an existing structure on a 19,414 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet is intensifying an existing nonconformity, the proposed alteration does not result in additional nonconformities and 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 construction of a two-story addition with a garage under on the right side and construction of a two-story addition and a deck on the rear side, that will meet setback requirements, on an existing structure on a 19,414 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.

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2010 DEC 20 P 2:46

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

ZBA 2018-83
Applicant Maria Gavris
Address 10 Edmunds Road

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

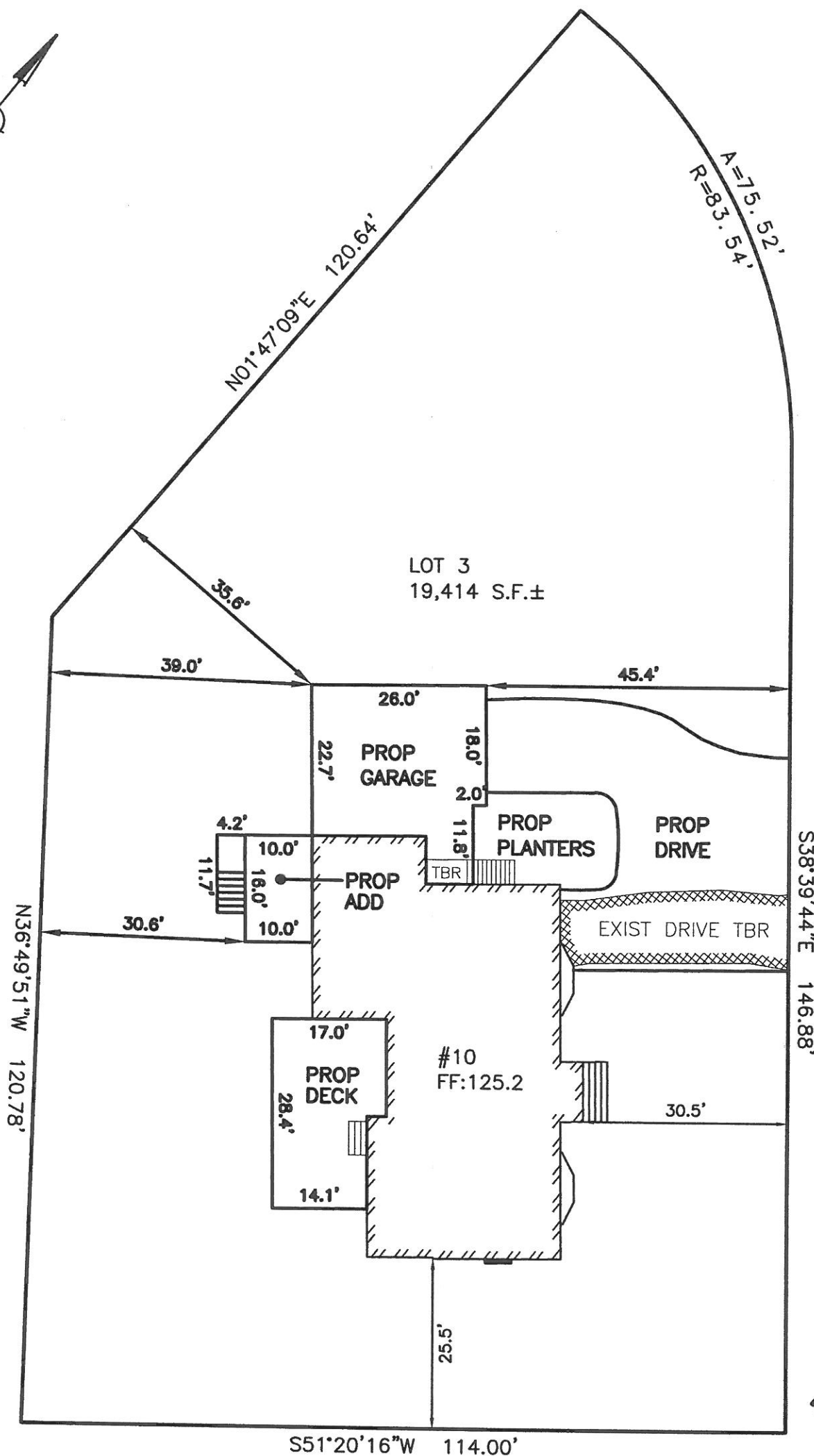
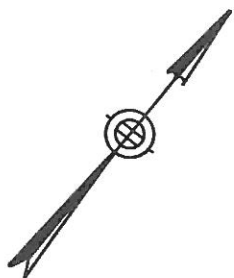
In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

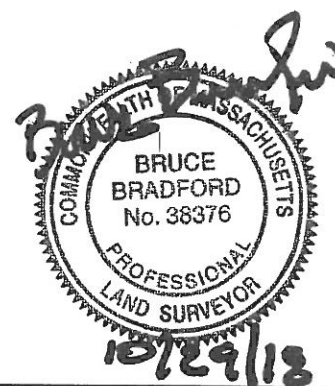
Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm



EDMUNDS ROAD



ESTABLISHED 1916
EMB
EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465
(617) 527-8750
info@everettbrooks.com

DEED REFERENCE:
BOOK 22671 PAGE 23
ZONING: SR-20
EXISTING
STRUCTURE: 1,911 S.F.
LOT COVERAGE: 9%
PROPOSED
STRUCTURE: 3,123 S.F.
LOT COVERAGE: 13.8%

PLAN OF LAND IN WELLESLEY, MA

10 EDMUNDS ROAD
PROPOSED ADDITION

SCALE: 1 IN. = 20 FT.
DATE: OCTOBER 29, 2018
DRAWN: GAR
CHECK: BB

REVISIONS:

PROJECT NO. 25652