

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

RICHARD L. SEEGEL, CHAIRMAN
J. RANDOLPH BECKER, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208

ROBERT W. LEVY
WALTER B. ADAMS
DEREK B. REDGATE

September 6, 2018
7:30 pm
Juliani Meeting Room
Town Hall

Zoning Board of Appeals Members Present:

Richard L. Seegel, Chairman
David G. Sheffield
Derek B. Redgate

WITHDRAWN WITHOUT PREJUDICE

ZBA 2018-62, RACHEL COTTONE & CHARLES HWANG, 117 GREAT PLAIN AVENUE

Presenting the case at the hearing were Rachel Cottone and Charles Hwang, the Petitioner and David Scanlan.

Ms. Cottone said that the request is for approval of a variance for lot coverage that will be 1.2 percent over the maximum allowed. She said that the hardship is based on the position of the house. She said that it is an unusual lot with the house at the far back corner. She said that they spent a considerable amount of time looking for a compliant design. She said that the plan has support from the neighborhood. She said that there is dead space between the house and the garage that they would like to unify for more living space for their family of four. She said that they would like to provide handicapped access from the garage for her mother, who is in a wheelchair and comes to visit.

Mr. Redgate confirmed that the proposed addition will be one story. Ms. Cottone said that they also plan to replace the existing deck between the house.

Mr. Redgate asked what other options were looked at. Ms. Cottone said that it would be expensive to build out on the other side because of plumbing and it would be disruptive to the neighbor. Mr. Seegel asked about reducing the size of the connecting piece.

Mr. Redgate said that there are strict standards to approve a variance. He said that meeting any of the three criteria would be hard to justify in this case. Mr. Seegel said that it is a square flat lot. Ms. Cottone said that the house is pushed to the corner, so they can only build forward if they wish to keep it as a ranch. The Board discussed moving the bulkhead to allow for reconfiguration of the plans. Ms. Cottone said that it is expensive to explore design alternatives. Mr. Hwang said that they want to keep the house.

Mr. Seegel said that the lot does not qualify for a variance. He said that a possible solution would be to remove enough of the proposed addition that this could be refiled as a special permit/finding.

The Petitioner requested that the petition be allowed to be withdrawn without prejudice.

Mr. Redgate moved and Mr. Sheffield seconded the motion to allow the petition to be withdrawn without prejudice. The Board voted unanimously to allow the petition to be withdrawn without prejudice.

GREAT PLAIN AVENUE

S56°24'05"E

115.02'

Exist. Lot Cov.
3,448sf 15.3%

Prop. Lot Cov.
4,330 sf 19.2%

Driveway

40.8'

23.4'

Garage

32.3'

24.3'

21.4'

20.3'

Plan 62 of
CCL

N40°00'30"E
193.86'

Lot 1
22,505±sf

Prop.
Addition

28.0'

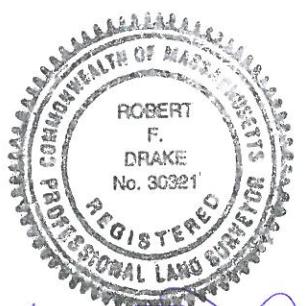
47.9'

23.3'

Prop.
Deck

No. 117

207.79'
S41°11'40"W



Robert F. Drake PLS 30321

CERTIFIED PLOT PLAN

IN

No. 117 Great Plain Avenue
WELLESLEY MASS

SCALE 1"=20' JULY 30, 2018

Drake Associates Inc.

Civil Engineers Land Surveyors
25 Wellesley Ave. Wellesley Mass.

508 877-0848

FAX 781 416-1865