

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

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

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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### WITHDRAWN WITHOUT PREJUDICE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%

40.8'

Driveway

23.4'

Garage

32.3'

24.3'

21.4'

20.3'

Plan 624 of 1953

Lot 1  
22,505±sf

Prop.  
Addition

28.0'

47.9'

27.8'

2.0'

20.5'

22.1'

20.5'

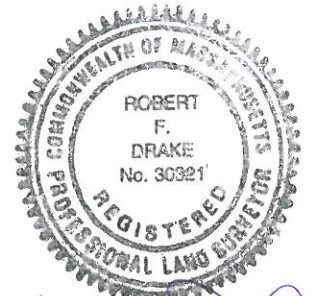
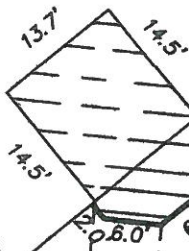
14.5'

26.3'

33.7'

No.117

Prop.  
Deck



Robert F. Drake PLS 30321

CERTIFIED PLOT PLAN  
IN

No.117 Great Plain Avenue  
WELLESLEY MASS

SCASLE 1"=20' JULY 30, 2018

Drake Associates Inc.

Civil Engineers Land Surveyors  
25 Wellesley Ave. Wellesley Mass.

508 877-0848

FAX 781 416-1865

Zoning SR20 Single Res.  
Ass Map 68 Lot 2

N49°26'50"W

110.00'

22.6'

38.0'

36.3'

22.0'

14.5'

14.5'

13.7'

22.1'

23.3'

23.3'

23.3'

2.9'

N40°00'30"E  
193.86'

207.79'  
S41°11'40"W