

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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WELLESLEY, MASS.

2019 JAN 24 P:3

ZBA 2019-13

Petition of Scott Barton
22 Brewster Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 10, 2019 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Scott Barton requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that construction of a two story addition with a two car garage under and a covered porch, that will meet all setback and height requirements, on an 11,470 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet and a Water Supply Protection District, at 22 Brewster Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On December 6, 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 were Scott Barton, the Petitioner, and Michael Hally, Architect.

Mr. Barton said that the request is for a special permit to build an addition on a conforming house on a nonconforming lot. He said that the addition will meet setback and height requirements. He said that he is looking to expand space for his family.

Mr. Barton said that had spoken with four neighbors about the plans and received two written letters of support and verbal support from two neighbors. He submitted the letters of support to the Board. He said that he spoke with the owners of 7 Priscilla Road today, which is a new house.

The Chairman said that, as in many neighborhoods in town, a difference in scale is ongoing. He said that this gets to be fairly sizeable and could be improved if the ridgelines were not connected by the link between the garage portion and the existing house so that it is not a continuous ridgeline at the same height.

Mr. Hally said that the property is located on a corner lot in a 15,000 square foot Single Residence District. He said that the lot size is nonconforming at 11,470 square feet. He said that the main box faces Brewster Road. He said that an addition was put on some time ago that included a small studio, a hallway, an attached outside shed, and a mudroom. He said that the plan is to demolish that addition and put on a new two story addition. He said that there is a lot going on and they tried to keep the footprint to a minimum. He said that they will recreate the porch that faces Priscilla Road, and will have a library and a mudroom that leads to a new garage that empties out to Priscilla Road. He said that will be a studio on top of the garage for Mr. Barton, who is a musician who works out of the house a good part of the time. He said that underneath the roofline will be a master suite. He said that they purposely went with a shed

dormer so that they did not end up with a huge block of a house. He said that the center dormer brings light in from the southern side helps to keep the TLAG, volume and mass of the house down. He displayed a preliminary sketch. He said that a flat drawing does not convey the idea that the ridgeline that connects the garage and the existing house is way back, almost in centerline to the ridges of the house. He said that they did a lot of work to keep the mass of the house down with the bay on the front of the garage and the eyebrow roof over the garage door. He said that the front elevation does look imposing but the sketch shows how they pushed the roof and walls back to make the house look like it grew over time. He said that the proposed structure will be below the maximum lot coverage and TLAG at just over 3,675 square feet, which is just above the threshold for a 10,000 square foot Single Residence District. He said that the reality of the shape and the mass is contrary to the look of the elevation.

A Board member asked about the relation between the music studio floor and the master bedroom. Mr. Hally said that they are level. He said that Mr. Barton's plans are to have a soundproof wall up there.

Mr. Hally said that across Priscilla Road, there is a large house there now with the same lot shape and topography. He said that there is a big new house going up directly across on Priscilla Road. The Chairman said that the new house appears to be the same size as this one, when completed. Mr. Barton said that he believes that it is larger.

A Board member said that he shares the Chairman's concerns. He said that the height could have been varied on some of the gables so it did not read as a continuous ridgeline. He said that the cupola seems to be a little out of place.

Catherine Johnson, 22 Standish Road, said that she was speaking as a neighbor. She said that she recused herself as Planning Director when the Planning Board discussed the project to make its recommendation. She said that she understands the need for space, having been in the house many times. She said that she is most concerned with the massing of the house and that the ridge of the connection will touch the garage addition and the original front portion of the house. She said that the garage wing looks like it is a little bit taller. She said that this will double the size of the house on one of the smallest lots in the neighborhood. She said that it needs more articulation in order to appear less massive. She said that lowering the ridge height over the garage would make it look like a true New England house with an original box with a barn behind it that are somehow connected. She said that the cupola could go over the garage portion. She said that she is supportive of what they want to do but thinks that the design could be tweaked to make it better.

Mr. Hally said that section drawings would have been helpful. He said that the bedroom is tucked into the center section, which makes it necessary for the center ridge to be that high. He said that there is no attic space above the center area. He said that they pushed and pulled everything under the front roof and put a dormer on the back of the house. He said that the Bartons plan to spend a good amount of time in the backyard. He said that a dormer also exists on the back center area. He said that pushing that line down will mean a flatter roof, which raises concerns about snow and ice dams. He said that there is a geometry in place. He said that they were very diligent in trying to minimize the roof lines. He said that Mr. Barton has a requirement for his studio. He said that they shrunk the studio a couple of feet when they were working with the surveyor so that they will be within the setbacks. He said that they tried to break up the mass with vertical siding on the barn. He said that the roof with the dormer in the center will play up against the siding of the original colonial box. He said that they went to great lengths to break this up.

The Chairman confirmed that the studio will have a cathedral ceiling with a couple of skylights. He asked about the master bedroom ceiling. Mr. Hally said that will be a flat ceiling.

Mr. Hally said that the pitch of the house is 8 pitch, which stays true to the pitch of the original house. The Chairman said that the location of the cupola tends to accentuate the ridgeline that connects the two side parts. He said that the design might benefit, if the cupola was to be there at all, that it was on top of the studio. Mr. Barton and Mr. Hally said that the cupola can come off.

The Chairman said that the studio and garage show vertical siding on two sides and clapboards on the inboard side. He asked if the intent is to change at the corner. Mr. Hally said that it is a cost issue. He said that vertical siding is very expensive. He said that they will change it on the back side where it is heavily treed and other than the neighbors behind, no one will see it. He said that the garage door side faces Priscilla Road and the right hand side faces the neighbor. He said that coming down Priscilla toward Brewster Road, you will see vertical siding.

A Board member identified the nonconformities on the property and the Board made findings in accordance with Section XVII of the Zoning Bylaw.

Statement of Facts

The subject property is located at 22 Brewster Road, on an 11,470 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet and a Water Supply Protection District.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that construction of a two story addition with a two car garage under and a covered porch, that will meet all setback and height requirements, on an 11,470 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet and a Water Supply Protection District, at 22 Brewster Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 12/3/18, stamped by Bruce Bradford, Professional Land Surveyor, Existing Floor Plans and Elevation Drawings, dated 7/4/18, Proposed Floor Plans, dated 12/3/18, and Proposed Elevation Drawings, dated 12/4/18, prepared by Michael Hally Design, Inc., and photographs were submitted.

On January 9, 2019, the Planning Board reviewed the petition and recommended that review of the Special Permit be continued.

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 two car garage under and a covered porch, that will meet all setback and height requirements, on an 11,470 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet and a Water Supply Protection District, at 22 Brewster Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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Supply Protection District is intensifying an existing nonconformity, the proposed alteration will 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 two car garage under and a covered porch, that will meet all setback and height requirements, on an 11,470 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet and a Water Supply Protection District, in accordance with the submitted plot plan and construction drawings.

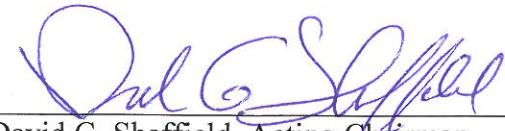
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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

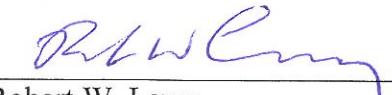
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2019 JAN 24 P 3:02

ZBA 2019-13
Petition of Scott Barton
22 Brewster Road

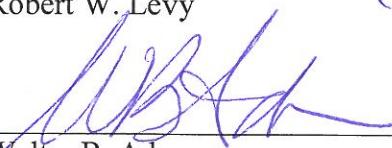
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



David G. Sheffield, Acting Chairman



Robert W. Levy



Walter B. Adams

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WELLESLEY, MA 02482
2019 JAN 24 P:3

ZBA 2019-13
Applicant Scott Barton
Address 22 Brewster 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

ESTABLISHED 1916



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SURVEYORS & ENGINEERS

49 LEXINGTON STREET
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ZONING DISTRICT
RESIDENCE SR-15

EXISTING
STRUCTURE: 1,219 S.F.±
LOT COVERAGE: 10.7%

PROPOSED
STRUCTURE: 1,800 S.F.±
LOT COVERAGE: 15.7%

PLAN OF LAND IN
WELLESLEY, MA
22 BREWSTER ROAD
PROPOSED ADDITION

SCALE: 1 IN. = 20 FT.

DATE: DECEMBER 3, 2018

DRAWN: ER

CHECK: BB

REVISIONS:

PROJECT NO. 25610

