

MEMORANDUM

TO: Wellesley Zoning Board of Appeals

FROM: William R. Bergeron, Hayes Engineering, Inc.

DATE: February 6, 2019

RE: 680 Worcester Street and 16 Stearns Road – Zoning Tables

Below please find two charts which serve to update the Zoning Tables shown on, respectively, the Survey Plan last revised 12/21/18 for 680 Worcester Street and the Layout Plan last revised 12/21/18 for 16 Stearns Road.

ZONING TABLE – 680 Worcester Street based on Layout Plan last revised 1/17/19		
ZONE	SINGLE FAMILY DISTRICTS (R10)	
DIMENSIONAL CONTROLS	REQUIRED/ALLOWED	PROPOSED/PROVIDED
FRONT YARD SETBACK	30 ft	12.1± ft
SIDE YARD SETBACK	20 ft	20.0± ft
REAR YARD SETBACK	10 ft	10.0± ft
MIN. FRONTAGE	60 ft	200.00 ft
MIN. LOT AREA	10,000 ft	20,029 ft
MAX. BUILDING HEIGHT	45 ft	65.7 ft*
MAX. NUMBER OF STORIES	3	5
MAX. BLDG. LOT COVERAGE	4,000 S.F.	9,213 S.F.

*Applicant maintains height is 61.7 ft since Zoning Bylaw excludes “necessary projections,” but seeks a waiver from 65.7 ft based on instructions from the Town.

ZONING TABLE – 16 Stearns Road based on Layout Plan last revised 12/21/18		
ZONE	SINGLE FAMILY DISTRICTS (R10)	
DIMENSIONAL CONTROLS	REQUIRED/ALLOWED	PROPOSED/PROVIDED
FRONT YARD SETBACK	30 ft	48.6± ft
SIDE YARD SETBACK	20 ft	20.5± ft
REAR YARD SETBACK	10 ft	23.1± ft
MIN. FRONTAGE	60 ft	90.91 ft
MIN. LOT AREA	10,000 ft	44,578 ft
MAX. BUILDING HEIGHT	45 ft	48.9 ft
MAX. NUMBER OF STORIES	3	4
MAX. BLDG. LOT COVERAGE	6,687 S.F.	14,819 S.F.

Finally, at 16 Stearns Road, the setback of the sign is one foot. (The sign for 680 Worcester will be a wall sign on the building.)