



ZONING BOARD OF APPEALS

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

J. RANDOLPH BECKER, CHAIRMAN
RICHARD L. SEEGL
DAVID G. SHEFFIELD

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

ROBERT W. LEVY, VICE CHAIRMAN
WALTER B. ADAMS
DEREK B. REDGATE

ZBA 2019-32

Petition of Catherine & Paul Reilly
9 Juniper Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 7, 2019 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Catherine & Paul Reilly requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing one-car garage and construction of a two-story addition, remodeling an existing three season room to a porch with steps, construction of a two-car garage with living space above, and construction of a new porch, that will meet all setback requirements, on a 10,727 square foot corner lot in a Single Residence District in which the minimum lot size is 20,000 square feet, at 9 Juniper Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On February 1, 2019, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Present at the public hearing was Paul Reilly, the Petitioner. Mr. Reilly said that the request is for a special permit because the lot is nonconforming. He said that the proposed construction will meet all setback requirements. He said that the plan is to replace a single car garage with a family room on the first floor, add a second floor above for a master bedroom and bath above, and add a new attached garage at the back of the house. He said that they will also add a mudroom. He said that the existing house has 1.5 bathrooms and their children are approaching teenage years.

A Board member said that the additions will fully conform and it is just the lot area that is nonconforming. He said that it is difficult to read the drawings.

The Chairman said that despite the fact that this is a corner lot, the structure meets the two front and two side yard setbacks.

Mr. Reilly said that he showed the plans to all of his neighbors and they were supportive.

The Chairman said that demolition delay and request for a curb cut are not part of this process.

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

Statement of Facts

The subject property is located at 9 Juniper Road, on a 10,727 square foot corner 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 demolition of an existing one-car garage and construction of a two-story addition, remodeling an existing three season room to a porch with steps, construction of a two-car garage with living space above, and construction of a new porch, that will meet all setback requirements, on a 10,727 square foot corner 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.

A Plot Plan, dated 5/30/18, stamped by Brendan P. Sullivan, Professional Land Surveyor, Height Certification Letter, dated 5/30/18, signed by Brendan Sullivan, P.E., PLS, Proposed Floor Plans and Elevation Drawings, dated 6/6/18, prepared by R & R Design, and photographs were submitted.

On February 28, 2019, 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 demolition of an existing one-car garage and construction of a two-story addition, remodeling an existing three season room to a porch with steps, construction of a two-car garage with living space above, and construction of a new porch, that will meet all setback requirements, on a 10,727 square foot corner lot in a Single Residence District in which the minimum lot size is 20,000 square feet will result in the intensification of existing nonconformities, it shall 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 demolition of an existing one-car garage and construction of a two-story addition, remodeling an existing three season room to a porch with steps, construction of a two-car garage with living space above, and construction of a new porch, that will meet all setback requirements, on a 10,727 square foot corner 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.

ZBA 2019-32
Petition of Catherine & Paul Reilly
9 Juniper Road

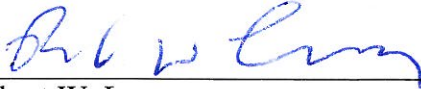
RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482

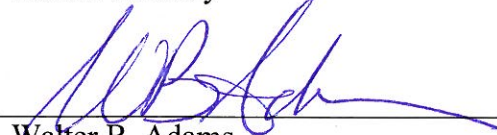
2019 MAR 22 A 2:36

21P KKK

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.


J. Randolph Becker, Chairman


Robert W. Levy


Walter B. Adams

ZBA 2019-32
Applicant Catherine & Paul Reilly
Address 9 Juniper Road

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

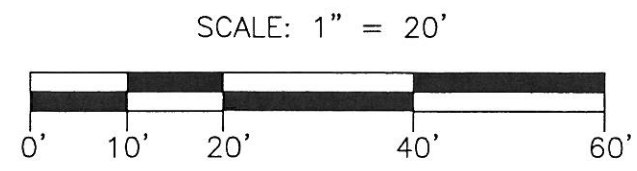
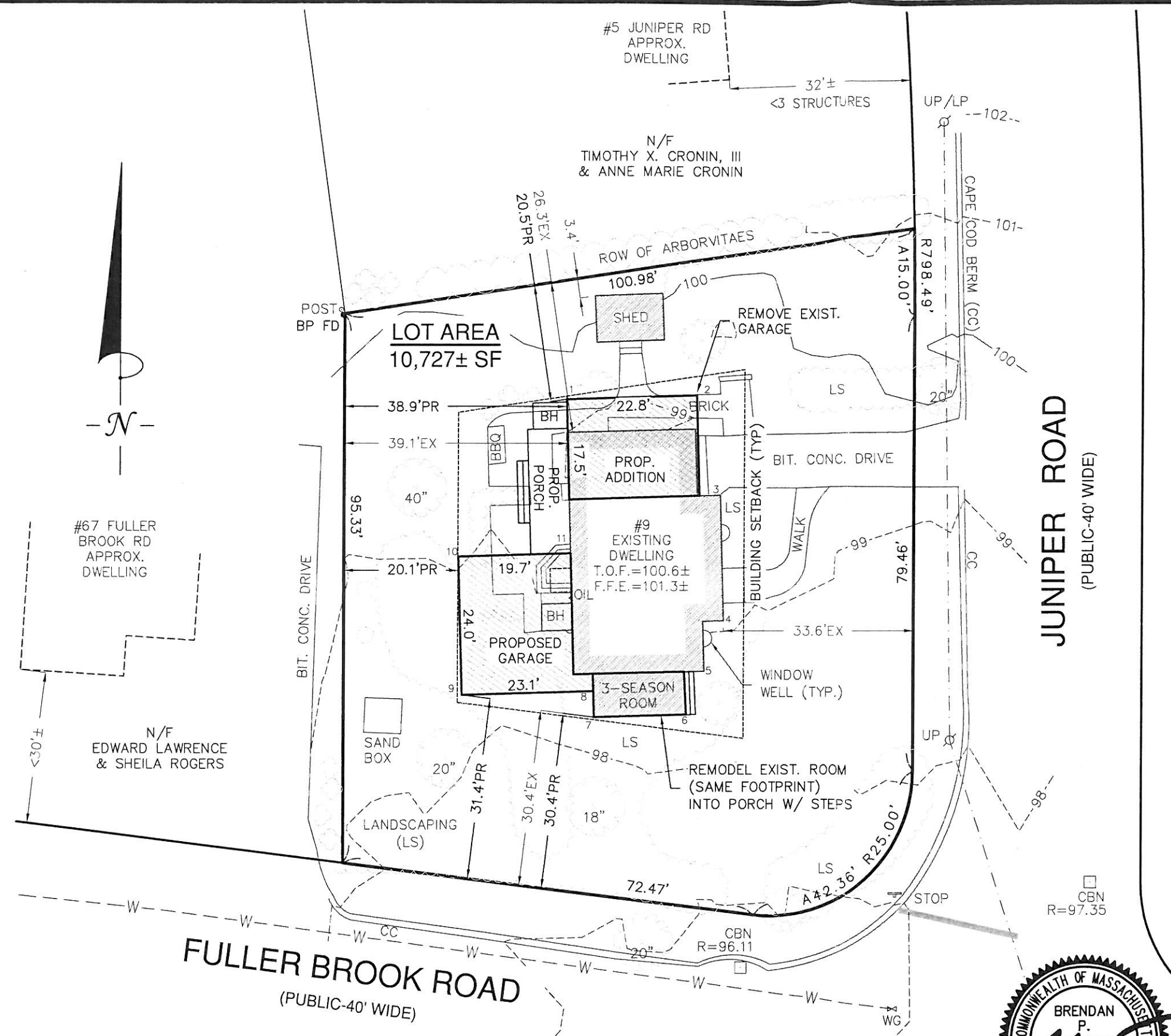
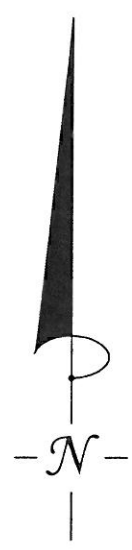
In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed,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

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm



ZONING REQUIREMENTS			
RESIDENCE DISTRICT-SINGLE RESIDENCE 20			
	REQUIRED	EXISTING	PROPOSED
AREA	20,000 SF	10,727± SF	10,727± SF
FRONTAGE	60 FEET	209± FEET	209± FEET
LOT WIDTH	60 FEET	114± FEET	114± FEET
BUILDING HEIGHT	36 FEET*	25.5± FEET	28.0± FEET
LOT COVERAGE	23.3% (2,500 SF)	11.6±%	17.5±%
MINIMUM YARDS:			
FRONT (Juniper Rd)	30 FEET	33.6± FEET	33.6± FEET
FRONT (Fuller Brook)	30 FEET	30.4± FEET	30.4± FEET
SIDE	20 FEET	26.3± FEET	20.5± FEET
REAR	20 FEET	39.1± FEET	20.1± FEET

* AVERAGE GRADE CALCULATIONS PROVIDED UNDER SEPARATE COVER.

DATUM:
ELEVATIONS SHOWN HEREON REFERENCE AN ASSUMED VERTICAL DATUM.

FEMA:
LOCUS LIES IN F.I.R.M. ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25021X0017E DATED JULY 17, 2012.

OWNER OF RECORD:
PAUL M. & CATHERINE REILLY
9 JUNIPER ROAD
WELLESLEY, MA 02482
ASSESSOR'S PARCEL: #79-17
DEED BOOK: 25728, PAGE: 598
PLAN BK. 2244, PG. 496

SURVEY NOTES:
1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON DECEMBER 10, 2013.

PLOT PLAN
9 JUNIPER ROAD - WELLESLEY, MA

PREPARED FOR:
PAUL M. REILLY
9 JUNIPER ROAD
WELLESLEY, MA 02482

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186



PL
DRAWING NO.

SCALE : AS SHOWN	DESIGNED BY : -	PROJECT NO. : 13.160
DATE : 05/30/18	DRAWN BY : DB	FILENAME: X:\PROJECTS\2013\13160\DWG\SP.DWG
SURVEY : JLR	CHECKED BY : BPS	SHEET NO. 1 OF 1