



ZONING BOARD OF APPEALS

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

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ZBA 2019-56
 Petition of Xiang Zhen
 9 Columbia Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 6, 2019 7:30 pm in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Xiang Zhen requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a two-story addition that will meet all setback requirements, on an existing nonconforming structure with less than required front yard and left side yard setbacks, at 9 Columbia Street, in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On May 8, 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 were Xiang Zhen and Wei Fu. Ms. Zhen said that the existing house is nonconforming and the existing detached two story garage is conforming. She said that the request is to build an addition between the two structures to connect them. She said that the new addition will not exceed the height of the existing house and they will not build beyond the nonconforming part of the house. She said that they will demolish the nonconforming deck. She said that they would like to make the changes to get more privacy and security. She said that the house is next to several commercial properties and banks. Mr. Fu said that after they built their garage, the bank next to their house was robbed. He said that Columbia is a one way street and they live at the end. He said that on a daily basis cars turn onto their driveway to make a U turn when they discover that it is a one way street. He said that they have two small children who play table tennis on the first floor of the garage and his workshop is on the top floor of the garage. He said that they will feel more secure if the structures are connected. Ms. Zhen said that connecting the structures will also make things easier in the winter.

Ms. Zhen said that they live with their children and parents. She said that they only have one full bath and the plan is to add another full bath. She said that they love the neighborhood and want to continue to live there more comfortably.

The Chairman said that the front yard and left side yard setbacks are nonconforming.

A Board member said that linking the garage to the house makes sense and will make it much more convenient. He suggested that the architect look for ways to make the courtyard between the garage and the bay window more attractive.

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

RECEIVED
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 WELLESLEY MA 02481
 JUN 20 P 3:29

Statement of Facts

The subject property is located at 9 Columbia Street, in a 10,000 square foot Single Residence District, with a minimum front yard setback of 15.2 feet where 30 feet is required, and a minimum left side yard setback of 10.4 feet where 20 feet is required.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a two-story addition that will meet all setback requirements, on an existing nonconforming structure with less than required front yard and left side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Proposed Plot Plan, dated 4/29/19 and Proposed Building Height, dated 5/2/19, stamped by Terrence M. Ryan, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 2/02/18, prepared by JC Architect, and photographs were submitted.

On May 24, 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 construction of a two-story addition that will meet all setback requirements, on an existing nonconforming structure with less than required front yard and left side yard setbacks will not result in the intensification of existing nonconformities, will not result in additional nonconformities, and will 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 that construction of a two-story addition that will meet all setback requirements, on an existing nonconforming structure with less than required front yard and left side yard setbacks, 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.

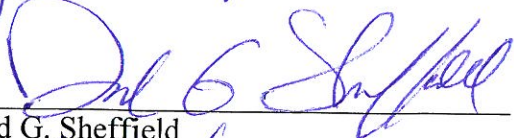
If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

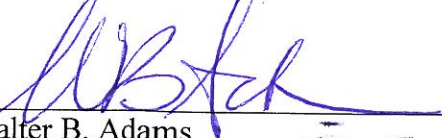
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2019 JUN 20 P 3:39

ZBA 2019-56
Petition of Xiang Zhen
9 Columbia Street

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


David G. Sheffield


Walter B. Adams

ZBA 2019-56
Applicant Xiang Zhen
Address 9 Columbia Street

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WELLESLEY MA 02482
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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

PROPOSED PLOT PLAN 9 COLUMBIA STREET WELLESLEY, MASS.

DATE: APRIL 29, 2019

SCALE: 1" = 20'

PREPARED FOR:

WEI FU & XIANG ZHEN
9 COLUMBIA STREET
WELLESLEY, MASS. 02481

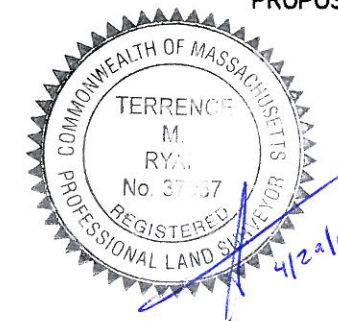
ENGINEERS & SURVEYORS:

APPLEWOOD SURVEY CO. LLC
21 GREEN STREET
HOLLISTON, MASS. 01746
TERRENCE M. RYAN R.L.S. 37057

ZONED: SINGLE RES.
AREA: 10,000 SF
FRONTAGE: 60 FT
SETBACK: 30 FT*
SIDEYARD: 20 FT
REARYARD: 10 FT
COVERAGE: 2,610 SF

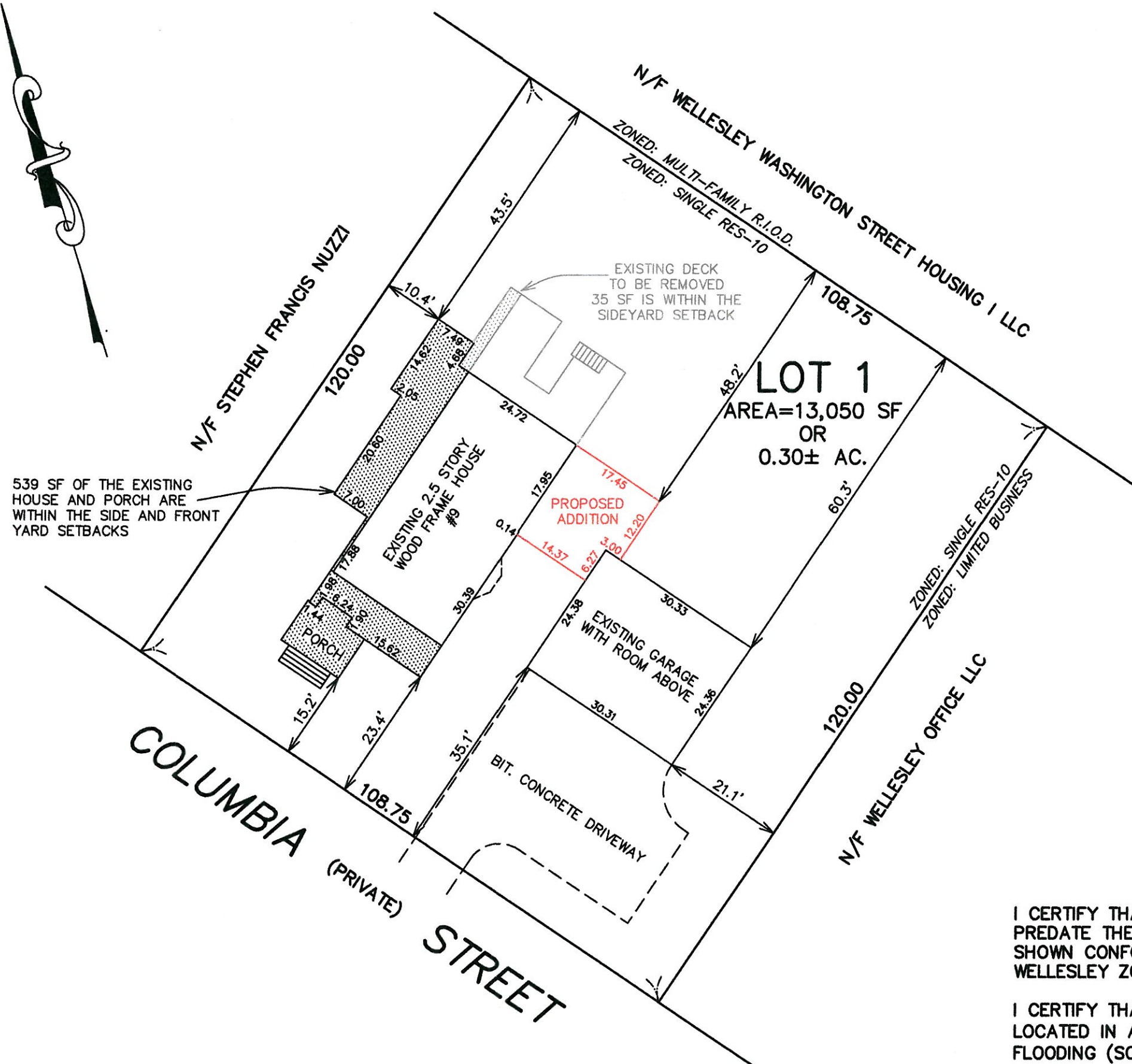
* SUBJECT TO 500' RULE

DEED BOOK 30441 PAGE 589
ASSESSORS MAP 42 LOT 46
PROPOSED COVERAGE: 2,533 SF = 19.4%



I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON
PREDATE THE WELLESLEY ZONING BYLAWS AND THAT THE PROPOSED ADDITION
SHOWN CONFORMS TO THE DIMENSIONAL OFFSET REGULATIONS OF THE
WELLESLEY ZONING BYLAWS.

I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON ARE
LOCATED IN A FEDERAL FLOOD HAZARD ZONE "X" - SUBJECT TO MINIMAL
FLOODING (SOURCE: F.I.R.M. 25021C0009E).



PROPOSED BUILDING HEIGHT 9 COLUMBIA STREET WELLESLEY, MASS.

DATE: MAY 2, 2019

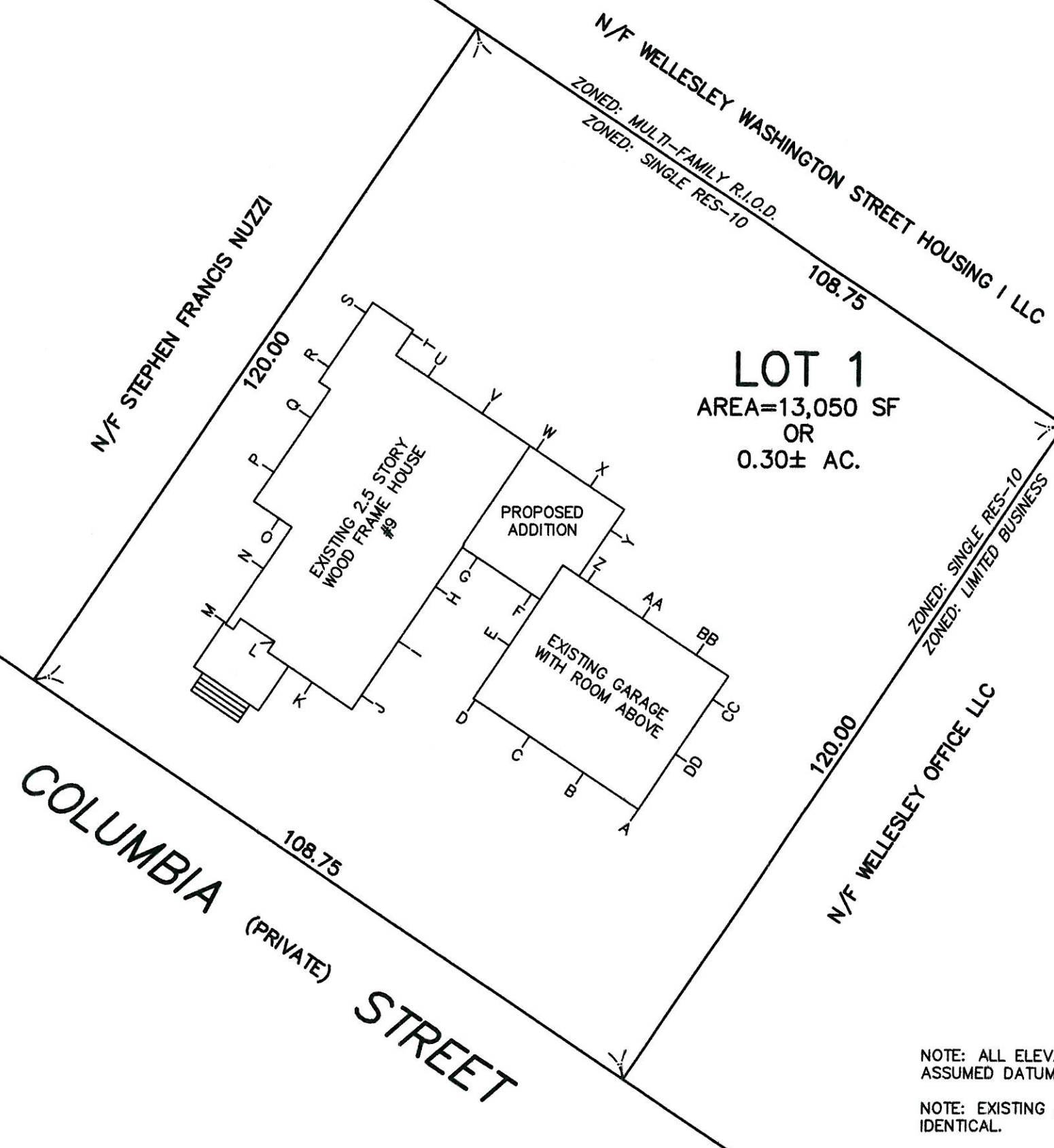
SCALE: 1" = 20'

PREPARED FOR:

WEI FU & XIANG ZHEN
9 COLUMBIA STREET
WELLESLEY, MASS. 01481

ENGINEERS & SURVEYORS:

APPLEWOOD SURVEY CO. LLC
21 GREEN STREET
HOLLISTON, MASS. 01746
TERRENCE M. RYAN R.L.S. 37057



EXISTING
GRADE

A	196.40
B	196.40
C	196.40
D	196.40
E	196.40
F	196.40
G	196.35
H	196.35
I	197.70
J	197.85
K	198.10
L	198.25
M	198.25
N	197.85
O	197.85
P	197.80
Q	196.90
R	196.60
S	196.25
T	195.45
U	195.75
V	196.05
W	196.45
X	196.45
Y	196.40
Z	196.40
AA	196.40
BB	196.30
CC	196.25
DD	196.25

+196.35
5,899.6 / 30 = 196.65



NOTE: ALL ELEVATIONS SHOWN REFER TO ASSUMED DATUM.

NOTE: EXISTING AND FINISH GRADES ARE IDENTICAL.

HOUSE TC=199.26
GARAGE TC=197.00
EXISTING HOUSE ROOF APEX=225.84
AVERAGE GRADE=196.65
BUILDING HEIGHT=29.19