

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2019-40

Petition of Samuel Lee

30 Linden Street

300
L.M.

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 2, 2019 at 7:30 pm in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Samuel Lee requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition of a one-story portion of an existing nonconforming structure and construction of a two-story addition with less than required front and side yard setbacks, on an existing nonconforming structure with less than required front and side yard setbacks, on a 6,850 square foot corner lot in a Single Residence District in which the minimum lot size is 10,000, 300 Linden Street, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On March 28, 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.

WITHDRAWN WITHOUT PREJUDICE

May 2, 2019

Present at the public hearing was Sam Lee, the Petitioner.

Mr. Lee said that it is a small house and he would like to build an addition to the house. Mr. Seegel asked where the addition will be going. Mr. Lee said that it will be on the side towards Wall Street. Mr. Seegel asked if there is a plot plan that shows that a 30 foot setback will be maintained. Mr. Sheffield said that the face of the proposed garage will only have a 12.6 foot front yard setback. Mr. Seegel said that it is nonconforming because it does not have a 30 foot front yard setback. He said that there will not be a lot of room for a car and they will possibly have to park across the public sidewalk. Mr. Lee said that they intend to park in the garage.

Mr. Seegel said that the Planning Board recommended that the petition be continued to allow time to make changes to the application by reducing the size and height of the garage wing, synchronizing the overhangs to be consistent in style, and adding windows to the rear elevation.

Mr. Seegel said that it may be necessary to reduce the size so that there is sufficient space in the driveway to park a vehicle without going onto the sidewalk.

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Mr. Seegel confirmed that an architect had drawn the plans. He suggested that the petition be continued this and have the architect design it so that it is set further back from Linden Street and the sidewalk. He said that the Planning Board asked that windows be put on the rear. —

Mr. Sheffield said that the interior could be redesigned so that the windows at the rear make sense. He said that the garage addition would be approachable from Wall Street, except that if it came straight out it would be close to the corner. He said that Linden Street is highly traveled and backing out could be a dangerous situation. Mr. Redgate said that there is an existing curb cut on Linden Street. Mr. Sheffield said that there is probably a way to move the driveway further up Wall Street, closer to the side or rear property line, and have an apron so that there is more landscaped space in the corner. He said that he would strongly advise against having a car in a 12.6 space. Mr. Redgate said that there needs to be at least 20 feet. Mr. Sheffield suggested that the Applicant consider reorient the garage doors.

Mr. Seegel said that the Board received a letter from the neighbors at 2 Wall Street, which is right next door.

Mr. Seegel said that the Board should continue the petition for two months. He said that the Applicant will have to develop a plan for contractor parking and how materials delivery will happen. He said that there is no construction parking allowed on Linden or Wall Streets. He said that all vehicles will have to be parked on the 300 Linden Street property.

Mr. Redgate said that he would like to see a more defined calculation of lot coverage. He said that he was not convinced from the plans that the shed and porch accounted for and what the percentage would be. He said that he would like to have a separate calculation. Mr. Lee said that the shed will be removed. Mr. Redgate said that should be labeled on the plan.

Mr. Sheffield said that there are a series of design options. He said that option is to push the addition back from Linden Street. Mr. Seegel said that the side yard setback at the rear is already nonconforming, so a special permit would be approved to alter it.

Mr. Sheffield said that the roof line of the addition should not exceed the roof line of the existing house. He said that it tends to dominate the existing house.

Mr. Sheffield said that the eyebrow over the garage doors looked a little silly and should come out. He said that it did not cover anything.

July 11, 2019

Mr. Redgate moved, Mr. Sheffield seconded the motion, and the Board voted unanimously to continue the hearing to July 11, 2019.

Mr. Becker said that Mr. Lee asked that the petition be allowed to be withdrawn without prejudice.

Mr. Levy moved, Mr. Redgate seconded the motion, and the Board voted unanimously to allow the petition to be withdrawn without prejudice.

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