



LDS Consulting Group, LLC 233 Needham Street, Newton, MA 02464

LYNNE D. SWEET, MANAGING MEMBER
617-454-1144

ldsweet@ldsconsultinggroup.com
www.ldsconsultinggroup.com

December 5, 2019

Mr. J. Randolph Becker
Chairman, Wellesley Zoning Board of Appeals
Town of Wellesley
525 Washington Street
Wellesley, MA 02482

Re: ZBA 2019-53: Cedar Place Apartments, Wellesley, MA

Dear Mr. Becker:

As you requested on December 3, 2019, we have spent additional time working with our architect and engineer on concepts to make the space in the existing home public and handicapped accessible. Weighing the impacts to the parking/driveway configuration and to drainage around the building along with the added costs and loss of aesthetics, the Applicant believes the most beneficial use of this space under the M.G.L. Chapter 40B will be to convert the space to an additional affordable housing unit.

Therefore, as development consultant to Cedar Place LLC. Cedar Place LLC (the "Applicant"), I am pleased to submit on behalf of the Applicant, a revised Existing & Proposed First Floor Plan, Sheet Number Ex-1.1 prepared by Dixon Salo Architects Incorporated. This plan shows the conversion of the existing in-law/accessory 701 square foot apartment to a one-bedroom unit to be income restricted to households earning at or below 80% of Area Median Income ("AMI"). This brings the total unit count to 17, 12 priced at market and 5 income restricted to 80% of AMI.

We have received written confirmation from MassHousing that they do not see this as a substantial change, defer review of changes to the ZBA and will address it at final approval so that is not an issue.

We believe this is the only plan that will change since adding the exterior entrance was already incorporated into the plans. Any changes' to the interior will be cosmetic such as paint. However, there are several places in the draft permit that will be impacted by this change. I am happy to work off line with your attorney on this matter. In addition, the architect is overnighting the requisite number of plans to Lenore at the ZBA office.

It would be extremely helpful to have any questions or concerns you may have regarding this change prior to the next meeting on December 17, 2019.

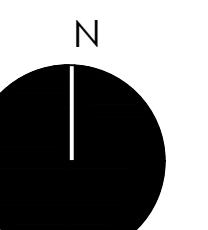
We look forward to answering any questions you may have.

Thank you for your time and attention.

Sincerely,
LDS Consulting Group, LLC

By: _____
Lynne D. Sweet, Managing Member

ARCHITECT'S STAMP:



ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

APPLICANT:
 CEDAR PLACE, LLC
 868 WORCESTER STREET
 WELLESLEY, MA 02482-3707

12.05.2019
 SCHEMATIC
 DESIGN DEVELOPMENT
 BID
 PERMIT
 CONSTRUCTION
 EXISTING CONDITIONS

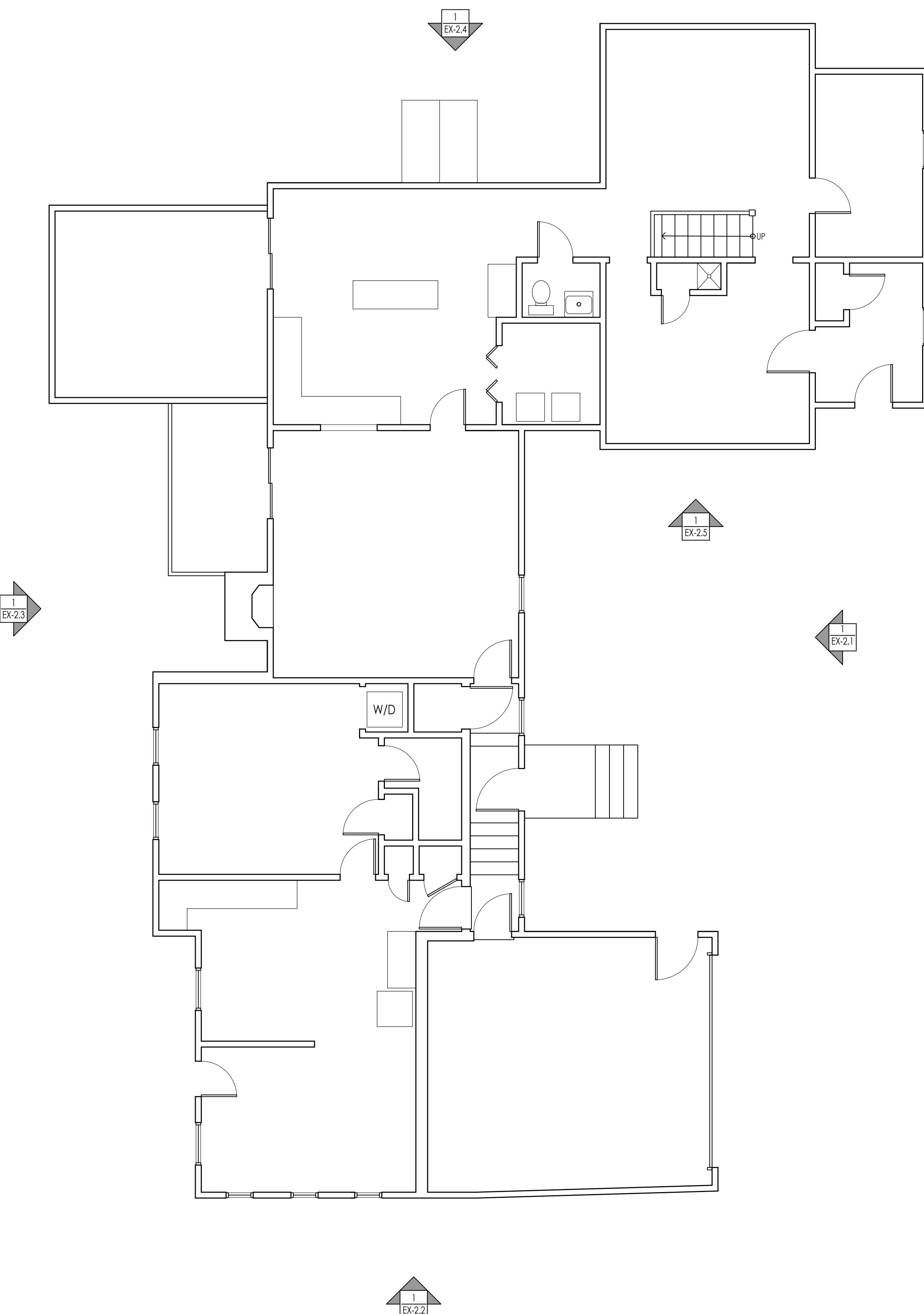
4
 3
 2
 1
 REVISION DATE

DATE: 12.05.2019
 SCALE: AS NOTED
 PROJECT: 2018.71
 DRAWN: JGH
 CHECKED: WOS
 PROJECT TITLE:
 RESIDENTIAL STRUCTURE
 3 BURKE LANE
 WELLESLEY, MA 02481

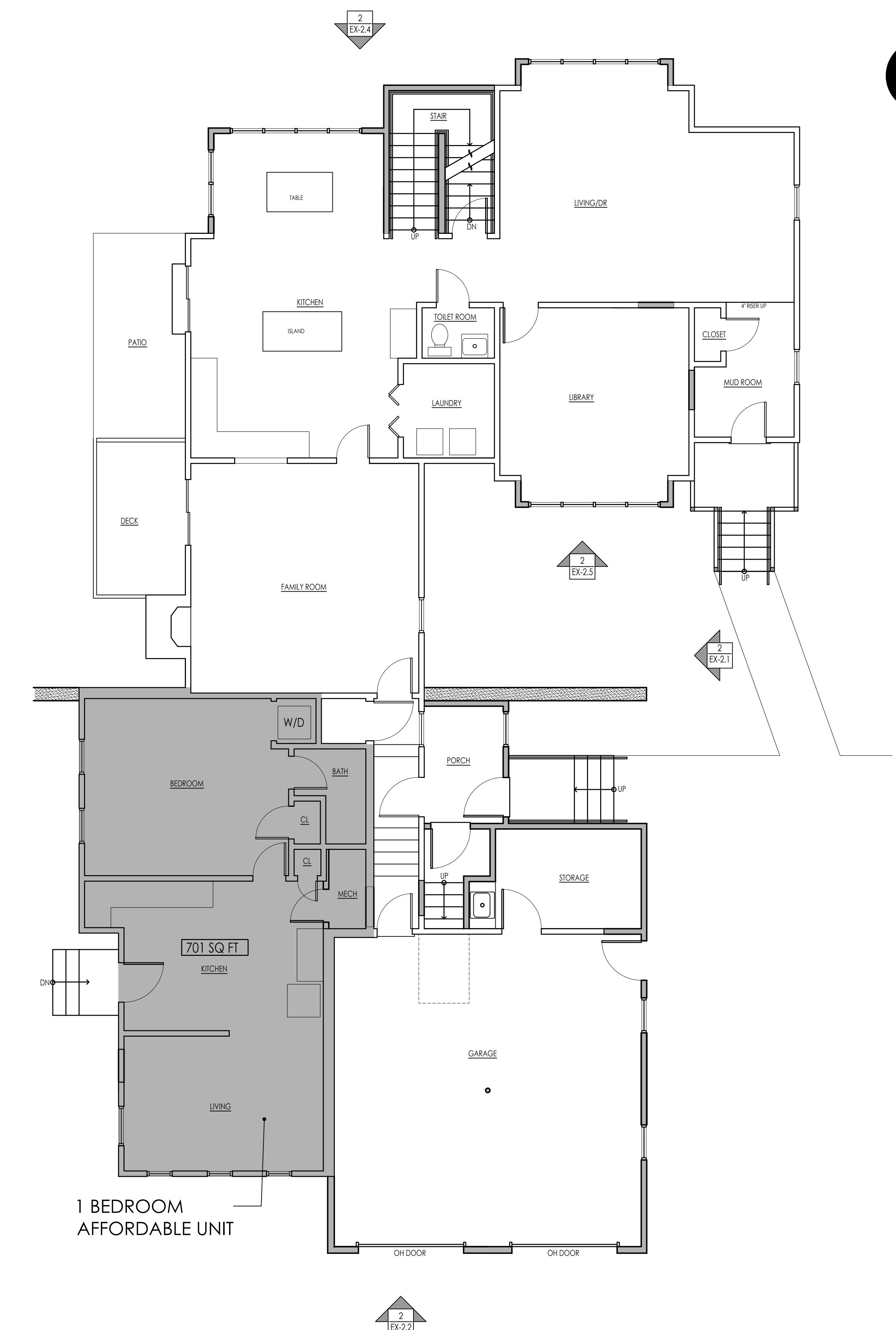
SHEET TITLE:
 EXISTING & PROPOSED FIRST FLOOR PLAN

SHEET NUMBER:

EX-1.1



EXISTING FIRST FLOOR PLAN ¹
 SCALE: 3/16" = 1'-0" EX-1.1



PROPOSED FIRST FLOOR PLAN ²
 SCALE: 3/16" = 1'-0" EX-1.1