



Town of Wellesley
 Planning Department
 Lower Level - Town Hall
 525 Washington Street
 Wellesley, MA
 781-431-1019 x2232

**Wellesley Planning
 Board
 LARGE HOUSE
 REVIEW APPLICATION**

Applicant, please complete this form and include it with your application for Large House Review. Please read the LHR Rules and Regulations and consult with Planning Department for application requirements.

Application Information:

Property Address: 206 WINDING RIVER RD WELLESLEY, MA 02482

Area District: 30,000/40,000 Project type (check one): New House Addition

Proposed TLAG (sq. ft.): New House: 11,681 SF

Addition: Existing: N/A Proposed: N/A % Increase: N/A

Property Owner Name: AZIZ HAMZAOGULLARI

Owner Mailing Address: 23 WALL STREET WELLESLEY, MA 02481

Email Address: AZIZH@COMCAST.NET Phone: 781-690-8738

Applicant Name: AZIZ HAMZAOGULLARI

Applicant Mailing Address: 23 WALL STREET WELLESLEY, MA 02481

Email Address: AZIZH@COMCAST.NET Phone: 781-690-8738

Fee: \$3,000 New House: \$2,000 for TLAG less than 5,900 sq. ft.; \$3,000 for TLAG of 5,900 sq. ft. or greater. Additions: total TLAG less than 5,900 sq. ft., % TLAG increase x \$2,000, not to exceed \$2,000; total TLAG of 5,900 sq. ft. or greater, % TLAG increase x \$3,000, not to exceed \$3,000.

Application Authorization:

I give permission for Planning Department Staff to enter upon my land for purposes related to this application during regular business hours:

Signature of Property Owner: [Handwritten Signature] Date: 3/3/2021

For Town Use Only	
Submission Date: <u>3/8/21</u>	Case Number: LHR- <u>21-02</u>
Action Required By: _____	DRB Review Date(s): <u>4/14/21</u>
Planning Board Review Date(s): <u>5/5/21</u>	Planning Board Action: _____

Design Professionals (if applicable):

Name, Phone # and Email of Land Surveyor:	METROWEST ENGINEERING INC. 75 FRANKLIN STREET FRAMINGHAM, MA 01702 508-626-0063 BNELSON@MWENGINEERING.COM
Name, Phone # and Email of Engineer:	METROWEST ENGINEERING INC. 75 FRANKLIN STREET FRAMINGHAM, MA 01702 508-626-0063 BNELSON@MWENGINEERING.COM
Name, Phone # and Email of Architect:	CHRISTOPHER HALL ARCHITECT, INC. 1 WALNUT STREET BOSTON, MA 02108 617-263-0175 CHRIS@CHALLARCHITECT.COM
Name, Phone # and Email of Landscape Architect:	GREGORY LOMBARDI DESIGN 2235 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02140 617-492-2808 TSOBER@LOMBARDIDESIGN.COM
Name, Phone # and Email of General Contractor:	SODERHOLM CUSTOM BUILDERS, INC. 28 LEACH LANE SOUTH NATICK, MA 01760 508-650-9880 SAM@SODERHOLMBUILDERS.COM



Town of Wellesley
Planning Department/Building Department
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Large House Review
TLAG AFFIDAVIT
Attachment 1 to the Large House
Review Rules and Regulations
Adopted 6/27/17; Effective 7/1/17

Instructions:

This Affidavit and the Directions on pages 3 thru 5 are used to determine the "Total Living Area plus Garage Space" or "TLAG" of single family dwellings and associated accessory structures. TLAG is a defined term in Section XVID, *Large House Review*, of the Zoning Bylaw, by which the floor area of single family dwellings and associated accessory structures is calculated. **This Affidavit is required to be completed and submitted (pgs 1 & 2 only; use additional sheets if necessary) for review by the Building Department for all new single-family dwellings and additions to single-family dwellings, all new accessory structures over 100 square feet in area and additions to such structures, and any other project for which the Inspector of Buildings deems submission of the form necessary.**

Please complete this Affidavit in full and provide the following materials:

- Complete and accurate dimensioned plans, including floor plans, elevations of the entire structure (alterations of existing buildings that add 5% or less of TLAG are not required to submit plans for the entire structure).
- A separate plan providing calculations for determining the TLAG of the proposed structure.

This information will be used by the Building Department to determine whether a project is subject to review by the Planning Board under Section XVID, *Large House Review*, of the Zoning Bylaw. Large House Review ("LHR") is required for:

- New single-family homes and associated accessory structures which exceed the area calculation threshold established in the LHR section (XVID) of the Zoning Bylaw; or
- Additions to single-family homes and associated accessory structures when the addition increases the existing calculated area of the dwelling by more than 10% **and** the resulting area of the dwelling exceeds the same established threshold.

Application Information:

Property Address: 206 WINDING RIVER RD WELLESLEY, MA 02482

Single Residence Area District (Circle One):	10,000	15,000	20,000	30,000/40,000
TLAG Threshold:	3,600	4,300	5,900	7,200

Applicant Name: RZIZ HANZAOGULLARI Phone #: 781 690 8738
 (Builder or Record of Permit Application)

I do hereby certify under the pains and penalties of perjury that the information provided within this Affidavit is true and correct and these calculations are for zoning purposes only.

Applicant's Signature [Signature] Date 3/3/2021

For Town Use Only	
Affidavit: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Notes:
Large House Review: <input type="checkbox"/> Required <input type="checkbox"/> Not Required	
Building Inspector _____	Date _____

LARGE HOUSE REVIEW - TLAG AFFIDAVIT

Property Address: 206 WINDING RIVER RD WELLESLEY, MA 02482
 Applicant Name: AZIZ HAMZAOGULLARI

CHECK ONE:

For New Single Family Dwelling (including accessory structure(s)):

Proposed TLAG (a+b+c+d+e+f from calculations below) = 11,681 sf

For Additions to Single Family Dwellings/Accessory Structures:

TLAG of Existing Dwelling/Accessory Structures (subtract any areas to be removed):	
TLAG of Proposed Addition(s):	
Proposed Total TLAG of Existing Dwelling/Accessory Structures plus Addition(s):	
% Increase of TLAG: $\frac{\text{Total TLAG} - \text{Existing TLAG}}{\text{Existing TLAG}} \times 100 =$	

BASEMENT TLAG CALCULATION - refer to Basements on pages 4 and 5

Basement Area 1 (A)

Height of basement wall: 8' - 10 3/4"; Average height of basement wall above grade: 0' - 10 1/2"

% of basement wall above grade: 9.83%; If 25% or greater a portion counts as TLAG

Entire basement area (sq. ft.): 4,215 sf; Basement area that counts toward TLAG (sq. ft.): 0 sf
(a)

(B)

Basement Area 2(if applicable; if basement-ceiling heights are not the same height in different portions of the basement, please calculate those sections separately.)

Height of basement wall: 9' - 10 3/4"; Average height of basement wall above grade: 0' - 5 1/4"

% of basement wall above grade: 4.49%; If 25% or greater a portion counts as TLAG

Entire basement area (sq. ft.): 510 sf; Basement area that counts toward TLAG (sq. ft.): 0 sf
(a)

ABOVE-GRADE TLAG CALCULATION - refer to Above-Grade Floors on page 3

First floor area (sq. ft.) 6,681 sf Second floor area (sq. ft.) 4,611 sf
(b) (c)

ATTIC TLAG CALCULATION - refer to Attics on page 3

SEE ARCHITECTURAL SHEET A0.2 FOR ADDITIONAL CALCULATIONS (AREAS C & D)

Attic area (sq. ft.): 110 sf
(d)

ACCESSORY STRUCTURE TLAG CALCULATION

Number of detached accessory structures greater than 100 sq. ft. in area: 0

First floor area (sq. ft.) n/a Second floor area (sq. ft.) n/a
(e) (f)