

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

J. RANDOLPH BECKER, CHAIRMAN
ROBERT W. LEVY, VICE CHAIRMAN
DAVID G. SHEFFIELD

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

WALTER B. ADAMS
DEREK B. REDGATE
RICHARD L. SEESEL

2021 JUN 17 P:19

ZBA 2021-50

Petition of Mark & Elizabeth Reale
52 Woodcliff Road

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, June 3, 2021 at 7:30 pm, on the petition of Mark & Elizabeth Reale requesting a Special Permit/Finding pursuant to the provisions of Section 17 and Section 25 of the Zoning Bylaw that construction of one and two story additions that will meet setback requirements, on an existing nonconforming structure with less than required side yard setbacks, on a corner lot, at 52 Woodcliff Road, in a 20,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On April 27, 2021, 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 Mike Tartamella, Architect, representing Mark & Elizabeth Reale, the Petitioner. Mr. Tartamella said that the lot is 22,372 square feet in a 20,000 square foot Single Residence District. He said that the side yard setback is nonconforming at 17.9 feet. He said that the proposal is to add a three car garage, a single story connector, as well as expand the house to the rear yard and add a covered patio on the north side. He said that total lot coverage at 17 percent, or 3,983 square feet, is under the allowable amount of 4,027 square feet. He said that proposed TLAG is 6,892 square feet, with 1,000 square feet of it being attic space under the TLAG Guidelines for calculations. He said that the existing house is a one and a half story structure in a neighborhood of many two story colonials. He said that the proposed additions draw on the one and a half story mass and scale of the existing structure. He said that the additions were spread out along the property so that the house maintains its mass and scale. He said that the property line has a significant amount of screening already in place, which they will continue and enhance, as needed.

Mr. Tartamella said that two letters of support from direct abutters on the north and south sides were submitted. He said that the Applicant shared the plans with many of the neighbors and did not get any negative feedback.

Mr. Tartamella said that the request is that the Board determine that the proposed structure shall not be substantially more detrimental and will not increase or intensify the nonconformity.

Mr. Tartamella said that a letter from an arborist regarding taking down one tree on the property was submitted.

The Chairman said that the nonconformity is the right yard setback at 17.9 feet and all of the proposed changes do not impact that setback.

ZBA 2021-50
Petition of Mark & Elizabeth Reale
52 Woodcliff Road

There was no member of the public who wished to speak to the petition.

Statement of Facts

The subject property is located at 52 Woodcliff Road, on a corner lot in a 20,000 square foot Single Residence District, with a minimum side yard setback of 17.9 feet where 20 feet is required.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section 17 and Section 25 of the Zoning Bylaw that construction of one and two story additions that will meet setback requirements, on an existing nonconforming structure with less than required side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Letter to Zoning Board of Appeals, dated 4/23/21, from Michael Tartamella, AIA, a Plot Plan, dated 4/22/21, stamped by Daniel J. Tivnan, Professional Land Surveyor, Floor Plans and Elevation Drawings, dated 4/27/21, prepared by Patrick Ahearn Architect, and Letter to Mrs. Betsy Reale, dated 4/20/21, from Brandon Maltby, MCA were submitted.

On June 2, 2021, the Planning Board reviewed the petition and recommended that a special permit be approved, subject to a condition.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

It is the opinion of this Authority that construction of one and two story additions that will meet setback requirements, on an existing nonconforming structure with less than required 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 construction of one and two story additions that will meet setback requirements, on an existing nonconforming structure with less than required 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 construction 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 2021-50
Petition of Mark & Elizabeth Reale
52 Woodcliff Road

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 (rm.)
J. Randolph Becker, Chairman

David G. Sheffield (rm.)
David G. Sheffield

Walter B. Adams (rm.)
Walter B. Adams

2021 JUN 17 P 119

ZBA 2021-50
Applicant Mark & Elizabeth Reale
Address 52 Woodcliff 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

CERTIFIED PLOT PLAN



hs&t group, inc.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
75 HAMMOND STREET - 2ND FLOOR
WORCESTER, MASSACHUSETTS 01610-1723
PHONE: 508-757-4944 EMAIL: INFO@HSTGROUP.NET
FAX: 508-752-8895 WWW.HSTGROUP.NET

PROJECT: 52 WOODCLIFF RD
WELLESLEY MA
OWNER: MARK & ELIZABETH REALE
DATE: 04-22-21 DEED: CRT 167556
ZONE: SR 20 PLAN: 15661E
SCALE: 1"=40' MBL: 107-20
COMP'D: DJT FLD. BK: 659-110
CAD: DJT JOB #: 7065
FILE: WOODCLIFF52PROP

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS
THE LOCATION OF THE BUILDING AND DIMENSIONS AS SHOWN.

