

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

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102 OCT 21 P 3:1

ZBA 2021-77
Petition of Stephen Maire &
Stephanie Kim Kadohata
66 Denton Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 7, 2021 at 7:30 pm, in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Stephen Maire & Stephanie Kim Kadohata requesting a Variance pursuant to the provisions of Section 19 and Section 24 of the Zoning Bylaw for construction of a deck to replace an existing stairway, on an 8,682 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, at 66 Denton Road. The proposed lot coverage will be 25.9 percent where 25 percent is allowed.

On August 4, 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.

WITHDRAWN WITHOUT PREJUDICE

Present in behalf of the petition was Stephen Maire, the Petitioner, who said that the request is to replace an existing stairway with a deck off a slider in the house for a little bit of private area where he and his wife can sit outside of the house. He said that it is a relatively small lot. He said that the deck fits into a niche between a forward and rear section of the house.

The Chairman said that the request is for a variance for an increase in lot coverage from 25 to 25.9 percent. . He said that the lot size is 8,682 square feet in a SR10 District.

The Chairman discussed special permit versus variance standards and the Board's authority to make a finding for the requested relief. He said that the lot is square and there was no topographical or soil condition information submitted.

A Board member asked if there is an existing deck of the same size as what is requested. Mr. Maire said that stairs come out of the slider down to the ground. He said that expanding the existing landing will fill in the gap between house sections. He said that the deck will be 9.5 by 15 feet, with excess square footage under 150 square feet. He said that existing lot coverage with the stairs is 25 percent. He said that the deck is the entire overage.

The Board discussed shape of the lot.

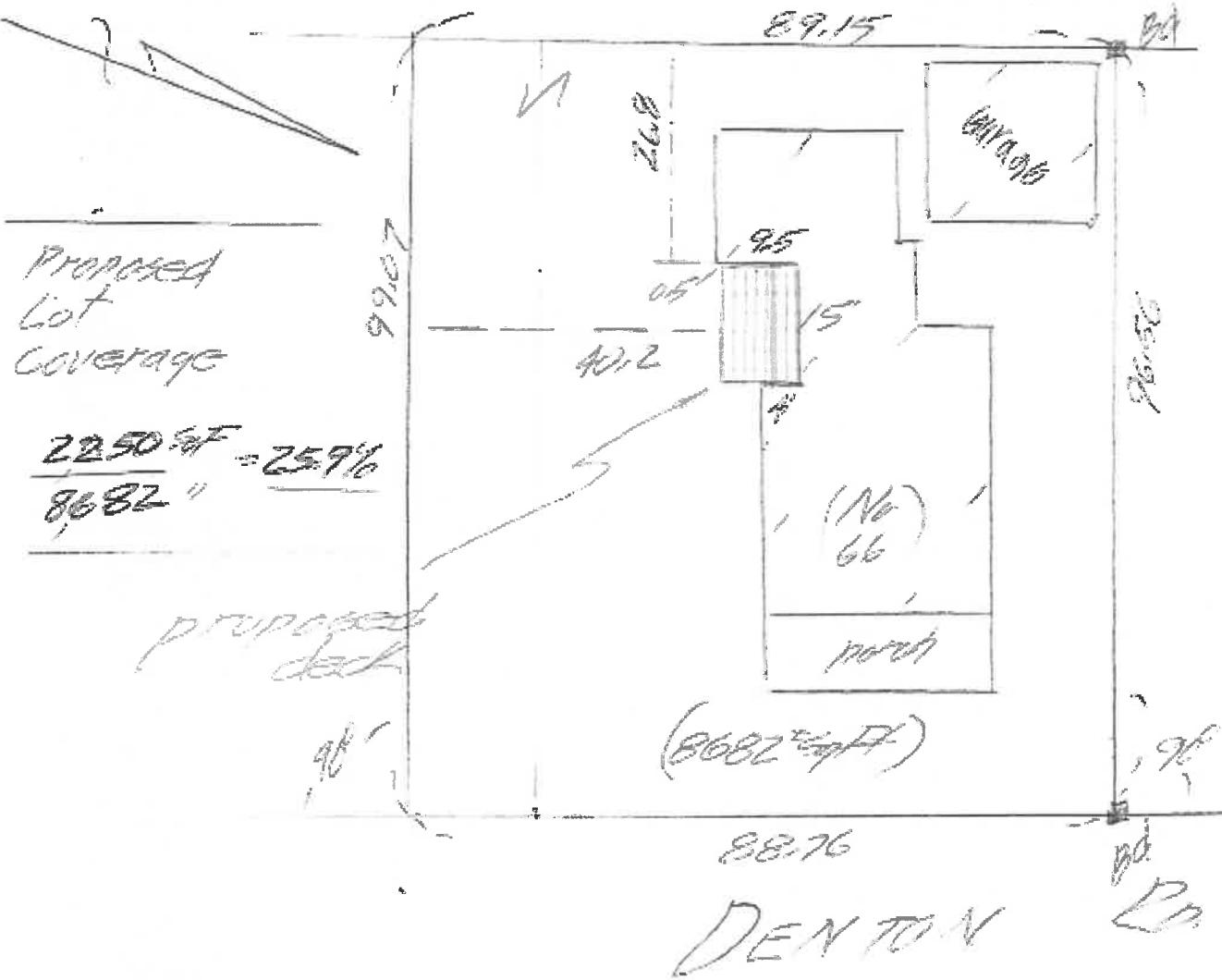
A Board member said that the Board received a letter from a neighbor across the street who had no objection to the project. Mr. Maire said that he spoke with all of the neighbors.

The Chairman said that this is a tough situation. He said that the issue is the Board's authority to grant the requested relief. He said that it is de minimis. He said that if existing lot coverage was over 25 percent, relief could be granted under a special permit.

The Board voted unanimously to allow the petition to be withdrawn without prejudice.

ANTONINO LAND SURVEYORS, INC.

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ADDITION
PLAN
No. 66 DENTON RD
WELLESLEY, MASS.
Scale: 1in=20FT
Oct. 8, 2020
(Rev. 02 1925)
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