Subject: FW: 15 Lafayette Circle (Wellesley) Request for Minor Modification

15 Lafayette Circle received a Special Permit to raze and rebuild a single family home. Prior to coming to the ZBA, the new home design went through the Waiver process with the Historical Commission, and various suggestions were provided by the HC which were then accepted and incorporated into the ZBA submittal. However, we have discovered that the minor changes recommended by the HC to the rear elevation, while made for the HC Waiver, were not carried over to the ZBA submittal. (All other HC recommended changes to the front and side elevations were carried over to the ZBA Plan set, but somehow the rear elevation change didn't make it.)

The attached PDF contains both the approved ZBA elevation, on the Plan dated September 10, 2025, as well as the changes that were made for the HC on the Plan dated September 11, 2025. The September 11, 2025 plan shows the red clouded changes, which can be characterized as better aligning second and first floor windows and doors. Based upon the foregoing, I am requesting that this matter be placed on the ZBA's next available agenda to allow the applicant to seek a minor modification, syncing the ZBA approved plan with the HC final Waiver plan. I look forward to learning whether this might be considered at the January 8th meeting, or, if not, on what date it might be considered.

David J. Himmelberger, Esq.

1 / A-2.3 Rear Elevation
1/4" = 1'-0"

New Residence

15 Lafayette Circle Wellesley, MA

OWNER

mckay architects
35 Bryant Street
Dedham
Ma, 02026
ph. 781.326.5400
www.mckayarchitects.net

REGISTERED ARCHITECT MICHAEL L. McKAY NO. AR 6947 COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

Rear Elevation

JOB NO	
DATE	9.10.2025
DWG BY	SH
CKD BY	MLM
SCALE	1/4"=1'-0"

A-2.3

-GARAGE PUSHED BACK SO NO LONG FLUSH WITH THE MAIN HOUSE
-PUSH GARAGE BACK SO NOT FLUSH WITH MAIN HOUSE AND REDUCE SCALE AND MASSING OF GARAGE
-ROOF RAFTERS TO SIT ON WALL PLATE TO REDUCE MASSING
-CENTER GARAGE ACCESS DOOR

1 / A-2.3 Rear Elevation
1/4" = 1'-0"

New Residence

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OWNER

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REGISTERED ARCHITECT MICHAEL L. McKAY NO. AR 6947 COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

Rear Elevation

JOB NO	
DATE	9.11.2025
DWG BY	SH
CKD BY	MLM
SCALE	1/4"=1'-0"

A-2.3

TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

ZBA 2025-63
Petition of 15 Lafayette Circle LLC
15 Lafayette Circle

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, November 6, 2025, on the petition of 15 Lafayette Circle LLC requesting a Special Permit/Finding pursuant to the provisions of Section 3.8, Section 5.1 and Section 6.3 of the Zoning Bylaw that demolition of an existing nonconforming structure and construction of a new structure with less than required side yard setbacks, on a corner lot at 15 Lafayette Circle, in a 10,000 square foot Single Residence District, in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On October 8, 2025, 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 David Himmelberger, Esq., Paul Beaulieau, Field Resources, Conor Bradley, and Fernando Dalfior.

Mr. Himmelberger said that the request is for a special permit to raze a pre-existing nonconforming home and reconstruct a new home that will be fully compliant except for a side setback. He said that the lot is conforming but has a unique bent cul-de-sac configuration that creates two front and two side setbacks. He said that the rear side setback of the existing home is 12.6 feet and the proposed home would improve that setback to 14.5 feet. He said that the home received a waiver of demolition delay from the Historical Commission. He said that the proposed home is modest, with a TLAG of 3,436 square feet, height of 29.57 feet, and lot coverage of 16.9 percent.

The Chairman questioned why a fully conforming house couldn't be built on the conforming lot. Mr. Beaulieau said that the lot's unique shape and narrow building envelope would not accommodate a standard 23-foot deep garage if fully conforming setbacks were met. He said that topography issues and the Historical Commission's requirement to step back garages from the front facade further constrained the design.

Mr. Himmelberger said that the Board has consistently interpretated the Zoning Bylaw's provision for changes to nonconforming one and two-unit dwellings and granted special permits for reconstruction of nonconforming structures when the nonconformity is not exacerbated. The Chairman said that the bylaw refers to alterations or additions, not complete demolition and reconstruction. He said that he discussed this petition with Town Counsel, who was not convinced but did not rule out the Board's authority to grant approval.

Jacqueline Nestor, 14 Lafayette Circle, spoke in support of the project. She said that it went through an extensive Historical Commission review process and she appreciates the final design.

The applicant confirmed that they had notified all neighbors, including the neighbors at 11 Lafayette Circle, who would be most affected by the side setback.

Statement of Facts

The subject property is located on a corner lot at 15 Lafayette Circle, in a 10,000 square foot Single Residence District, in a Water Supply Protection District, with a minimum side yard setback of 12.6 feet where 20 feet is required.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section 3.8, Section 5.1 and Section 6.3 of the Zoning Bylaw that demolition of an existing nonconforming structure and construction of a new structure with less than required side yard setbacks, in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Letter to Zoning Board of Appeals, dated 9/29/25, from David Himmelberger, Esq., a Plot Plan, dated 9/11/25, stamped by Bradley Simonelli, Professional Land Surveyor, #47581, Floor Plans and Elevation Drawings, dated 9/10/25, and TLAG Affidavit, dated 9/11/25, prepared by McKay Architects, and photographs were submitted.

On November 6, 2025, the Planning Board reviewed the petition and recommended that a special permit be approved.

Decision

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

The Board found that the Design and Operation Standards in Part F are adequately satisfied and not otherwise prohibited in Part D.1, of Section 3.8 of the Zoning Bylaw for Water Supply Protection Districts.

It is the opinion of this Authority that demolition of an existing nonconforming structure and construction of a new structure with less than required side yard setbacks will 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 demolition of an existing nonconforming structure and construction of a new structure with less than required side yard setbacks, in accordance with the submitted plans.

The Building Inspector is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed constructions 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.

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.

Robert W. Levy (LM)
Robert W. Levy, Acting Chairman

Walter B. Adams (LM)
Walter B. Adams

Derek B. Redgate (LM)
Derek B. Redgate

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02482
2025 NOV 19 PM 12: 22

ZBA	2025-63
Applicant	15 Lafayette Circle LLC
Address	15 Lafayette Circle

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

Bk 42819 Pg163 #87498
12-10-2025 @ 11:36a

Property Address: 15 Lafayette Circle, Wellesley Deed Book 42548, Page 20

TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 489-7450

WALTER B. ADAMS
DEREK B. REDGATE
PETER COVO

ZBA 2025-63
Petition of 15 Lafayette Circle LLC
15 Lafayette Circle

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WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

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. SEEGEL

Date: 9/29/2025 ZBA: 2025-63

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	____ $200	____
Special Permit	____ $200	____ $500
Special Permit/Findings	X $200	____
Special Permit Renewals	____ $150	____
Signs	____	____ $300
Site Plan Approval without PSI	____	____ $2,000 & Fire Department Consulting Fee
Site Plan Approval with PSI	____	____ $3,500
Appeals	____ $200	____ $300
Comprehensive Permit	____	____ $750
Publication & Mailing Fees/All Petitions	X $25	$25
Petitioner assumes all costs for Peer Review		

RECEIVED TOWN CLERK'S OFFICE WELLESLEY MA 02482 2025 OCT -8 PM 1:29

Property Location: 15 Lafayette Circle Zoning District: SRD 10

Property located in a:

Historic District	☐ Yes	☒ No
Wetlands Protection Area	☐ Yes	☒ No
Water Supply Protection District	☒ Yes	☐ No

Prior Zoning Decisions: Special Permit/Finding: – Variance: –

Applicable Section(s) of the Zoning Bylaw: 5.1, 5.3

Explanation of Request: Petitioner seeks to raze and rebuild single family home with less than required side set back. Currently one side setback is 12.6 feet. Proposed new nonconforming setback would be 14.5 feet

Requested Relief:

____ Lot Area	____ Front Yard Depth (Street Setback)
____ Lot Coverage	X Side Yard Width (Side Line Setback)
____ Frontage	____ Rear Yard Depth (Rear Line Setback)
____ Front Yard Width	____ Other ____

OWNER OF PROPERTY/PETITIONER: 15 Lafayette Circle LLC

MAILING ADDRESS: 1 Crest Rd. Wellesley, MA 02482

PHONE: WORK: 781-910-6420 HOME: ____

SIGNATURE OF OWNER: DocuSigned by: Brad Lauziamila 384EF56521E143F...

AGENT FOR HOMEOWNER: (PLEASE PRINT): David Himmelberger

MAILING ADDRESS: One Hollis Street, Suite 400, Wellesley, MA 02482

PHONE: WORK: (781) 237-8180 CELL: (781) 883-9412

EMAIL: david@himmelbergerlaw.com

LAW OFFICE OF DAVID J. HIMMELBERGER
One Hollis Street, Suite 400
Wellesley, Massachusetts 02482

Fax: (781) 235-8242
Telephone: (781) 237-8180

David J. Himmelberger

Email: david@wshlawoffice.com

September 29, 2025

Lenore Mahoney, Wellesley ZBA
888 Worcester Street
Wellesley, MA 02482

Re: 15 Lafayette Circle, Request for Special Permit

Dear Ms. Mahoney:

I represent the record owners of 15 Lafayette Circle, 15 Lafayette Circle LLC, Brad Cangiamila, Manager, in connection with its request for a Special Permit to raze a pre-existing non-conforming home, and reconstruct a fully conforming home save for a non-conforming side setback. The existing home has two front setbacks and two side setbacks. One of the side setbacks located at the rear of the existing house is 12.6 feet, and the proposed new home would have a side setback of 14.5 feet. The proposed home has received a Waiver approval from the Historical Commission.

The proposed home will be otherwise fully dimensionally conforming save for this single nonconforming side setback. The proposed home, located in a 10,000 will have a TLAG of 3,436 sf. The home will have a height of 29.57 ft and lot coverage of 1,780 sf or 16.9%.

Please find attached the following materials:

1. Application
2. Plot Plan of Existing and Proposed Conditions
3. Photos, Elevations and floor plans
4. TLAG Affidavit
5. A check in the amount of $225 payable to the Town of Wellesley

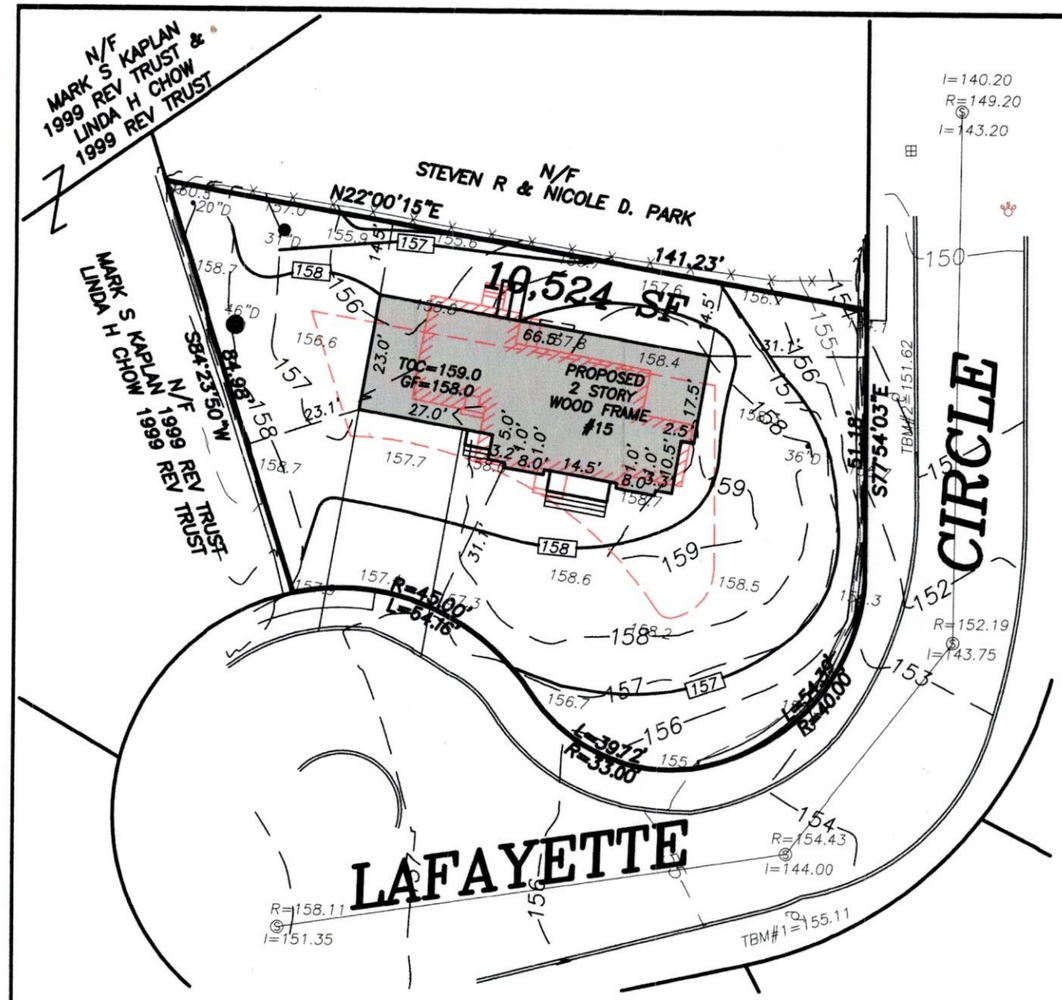
Thank you for your attention to this matter and we look forward to appearing before

the Board on November 6, 2025.

Very truly yours,

David J. Himmelberger

Enclosures



ZONING INFORMATION: SINGLE RESIDENCE 10 (SR10)

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	10,524 SF	10,524 SF
MINIMUM LOT FRONTAGE	60 FEET	199.45 FEET	199.45 FEET
MINIMUM FRONT SETBACK	30.5 FEET*	30.2 FEET	31.1 FEET.
MINIMUM SIDE YARD	20 FEET	12.6 FEET**	14.5 FEET**
		33.7 FEET	23.1 FEET
MINIMUM REAR YARD	10 FEET	N/A	N/A
MAXIMUM BUILDING COVERAGE	2500 SF	11.6%(1216 SF)	16.9%(1780 SF)
MAXIMUM BUILDING HEIGHT	36 FEET***	25.3± FEET	29.57 FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 STORIES	2 STORIES

*FRONT SETBACK DETERMINED BY THE 500 FOOT RULE

**SIDE YARD SETBACKS TO BE DETERMINED IN ZONING BOARD SPECIAL PERMIT FILING.

*** HEIGHT DETERMINED FROM AVERAGE GRADE PLANE PER ZONING BYLAW SECTION 5.4

COMMONWEALTH OF MASSACHUSETTS
BRADLEY SIMONELLI
#47581
PROFESSIONAL LAND SURVEYOR

THIS PLAN IS FOR THE EXPRESS AND SOLE PURPOSE OF ACQUIRING A SEPCIAL PERMIT FROM THE ZONING BOARD OF APPEALS ANY ATTEMPT TO ALTER OR MODIFY THIS PLAN MAKES THE DOCUMENT AND ITS CERTIFICATION NULL AND VOID.

ZONING BOARD OF APPEALS
PLAN OF LAND
15 LAFAYETTE CIRCLE
WELLESLEY, MASS.

GRAPHIC SCALE
20 0 10 20 40

040–25

JOB NO. 040–25

REVISED

Field Resources, Inc.
LAND SURVEYORS

SEPTEMBER 11, 2025 SCALE 1"=30'

P.O. BOX 324
AUBURN, MA

281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936

office@fieldresources.net

14 LAFAYETTE CIRCLE

15 LAFAYETTE CIRCLE

9 LAFAYETTE CIRCLE

20 LAFAYETTE CIRCLE

18 LAFAYETTE CIRCLE

16 LAFAYETTE CIRCLE

21 LAFAYETTE CIRCLE

22 LAFAYETTE CIRCLE

New Residence

15
Lafayette Circle
Wellesley, MA

OWNER

mckay architects

35 Bryant Street
Dedham
Ma, 02026

ph. 781.326.5400

www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

Front Elevation Comparison

JOB NO	
DATE	8.11.2025
DWG BY	SH
CKD BY	MLM
SCALE	1/4"=1'-0"

A-2.1a

1
A-2.1
Comparison Elevation
1/4" = 1'-0"

New Residence

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REGISTERED ARCHITECT
MICHAEL L. MCKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

Comparison Elevation

JOB NO	
DATE	9.10.2025
DWG BY	SH
CKD BY	MLM
SCALE	1/4"=1'-0"

A-2.1a

1 / A-2.1 Front Elevation
1/4" = 1'-0"

New Residence

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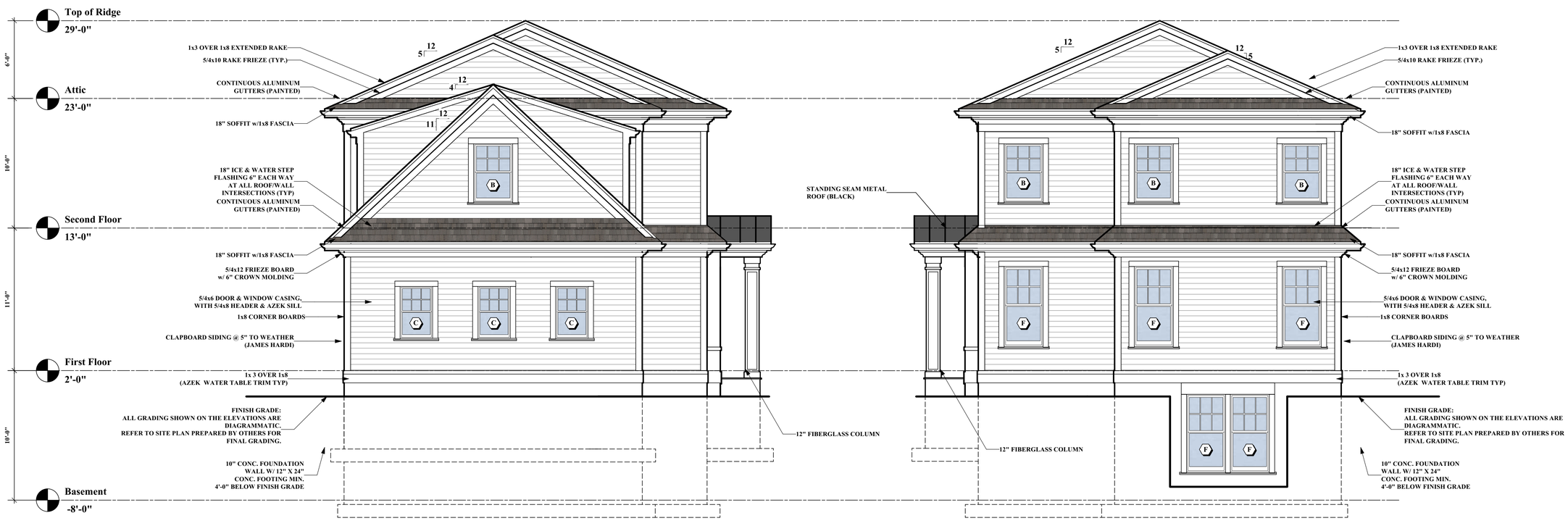
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

Front Elevation

JOB NO	
DATE	9.10.2025
DWG BY	SH
CKD BY	MLM
SCALE	1/4"=1'-0"

A-2.1



1 / A-2.2 Left Elevation
1/4" = 1'-0"

2 / A-2.2 Right Elevation
1/4" = 1'-0"

New Residence

15 Lafayette Circle Wellesley, MA

OWNER

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Dedham
Ma, 02026
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REGISTERED ARCHITECT MICHAEL L. McKAY NO. AR 6947 COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

Side Elevations

JOB NO	
DATE	9.10.2025
DWG BY	SH
CKD BY	MLM
SCALE	1/4"=1'-0"

A-2.2

1
A-2.3

Rear Elevation

1/4" = 1'-0"

New Residence

15 Lafayette Circle Wellesley, MA

OWNER

mckay architects

35 Bryant Street
Dedham
Ma, 02026

ph. 781.326.5400

www.mckayarchitects.net

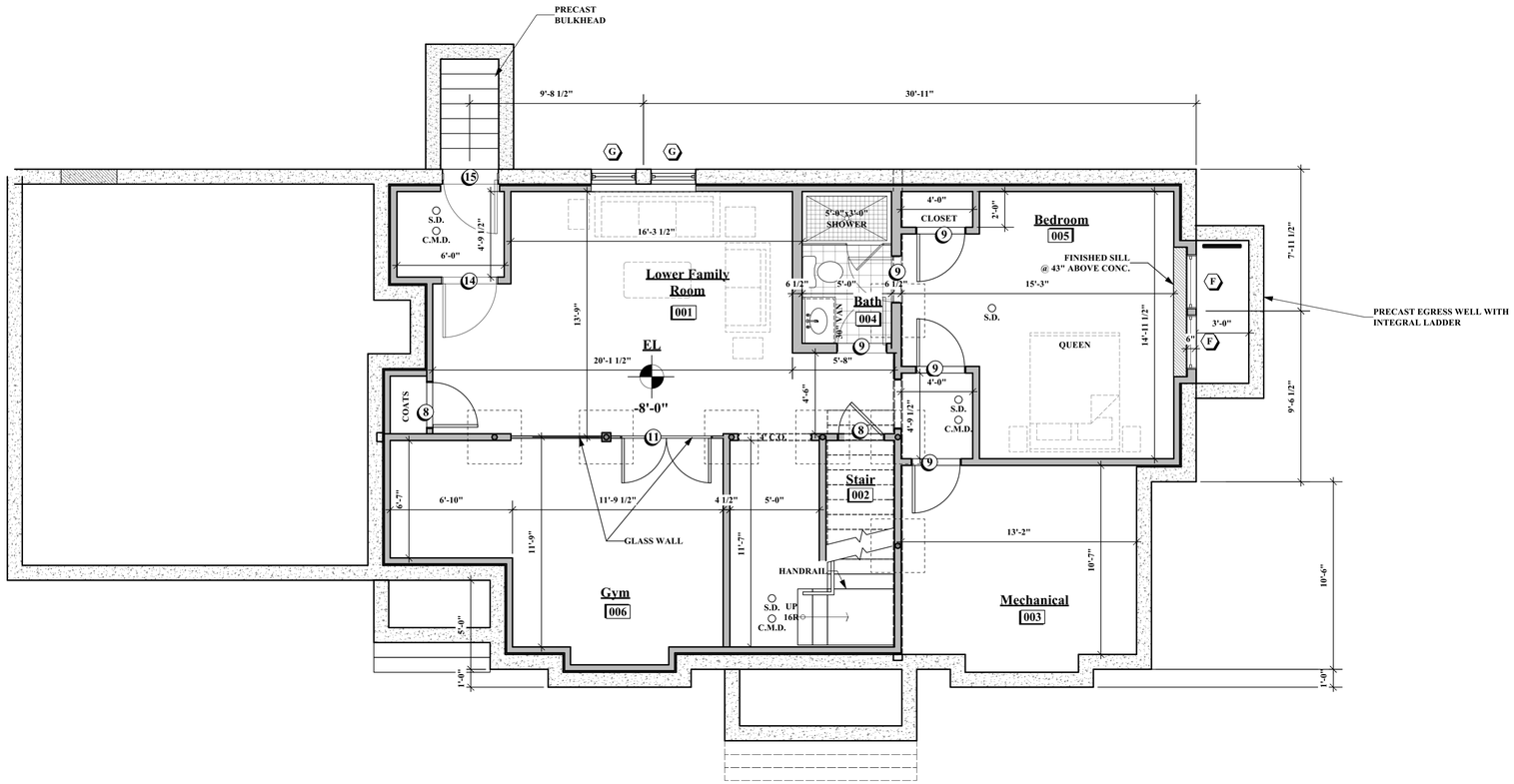
REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

Rear Elevation

JOB NO	
DATE	9.10.2025
DWG BY	SH
CKD BY	MLM
SCALE	1/4"=1'-0"

A-2.3



1
A-1.1

Basement Plan

1/4" = 1'-0"

New Residence

15 Lafayette Circle Wellesley, MA

OWNER

mckay architects

35 Bryant Street
Dedham
Ma, 02026

ph. 781.326.5400

www.mckayarchitects.net

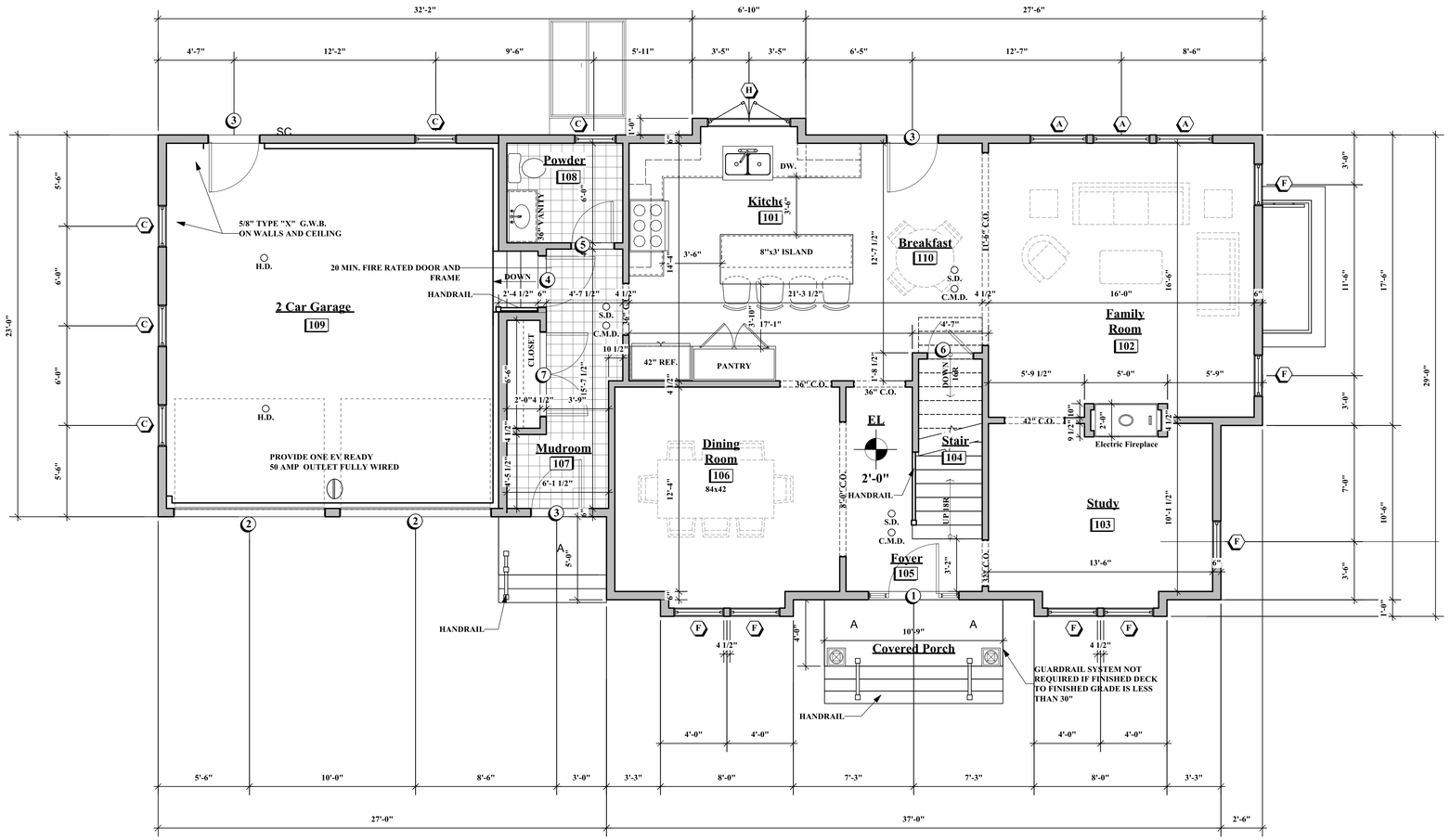
REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

Basement Plan

JOB NO	
DATE	9.10.2025
DWG BY	SH
CKD BY	MLM
SCALE	1/4"=1'-0"

A-1.1



1
A-1.2

First Floor Plan

1/4" = 1'-0"

New Residence

15
Lafayette Circle
Wellesley, MA

OWNER

mckay architects

35 Bryant Street
Dedham
Ma, 02026

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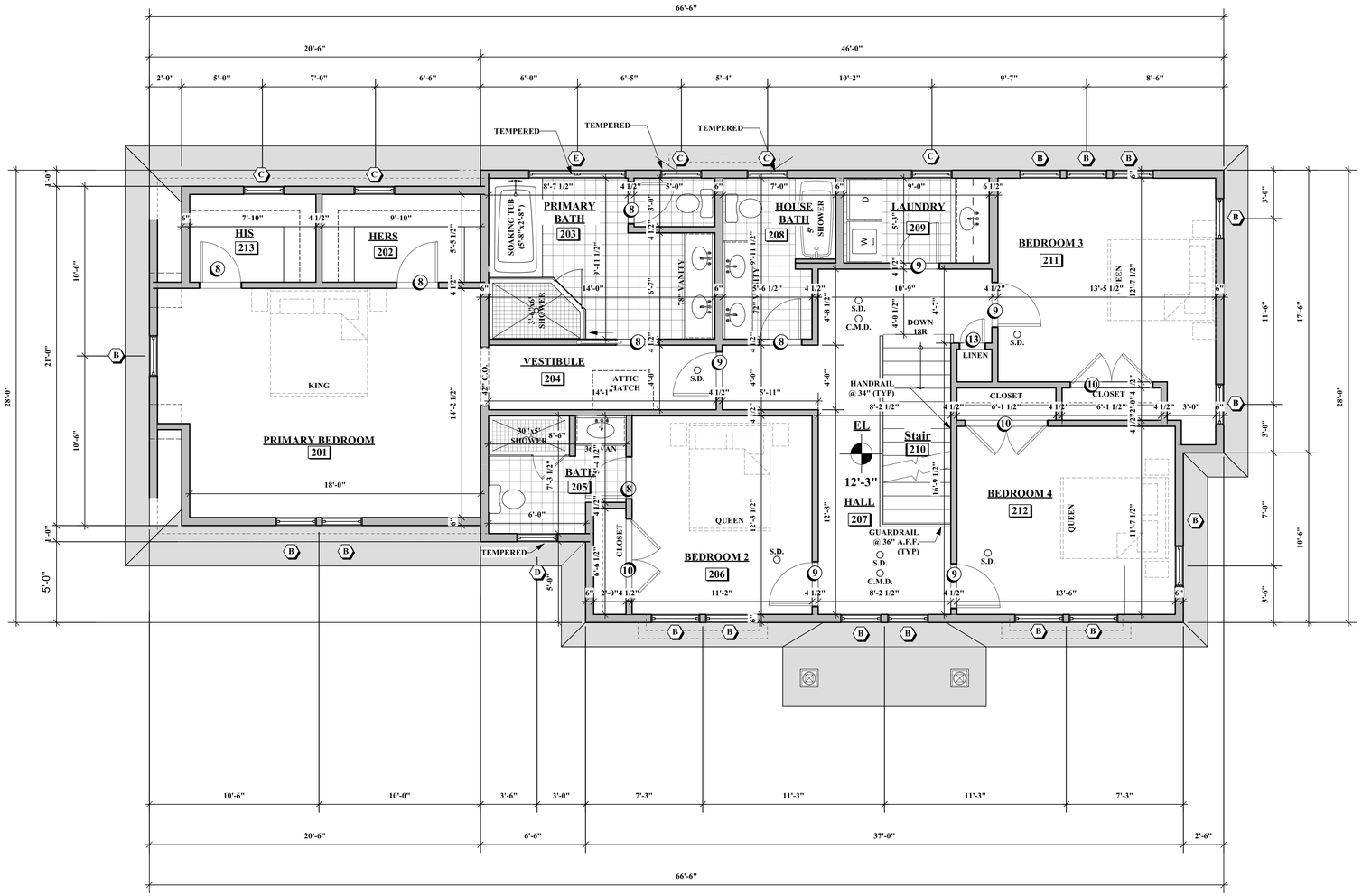
REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

First Floor Plan

JOB NO	
DATE	9.10.2025
DWG BY	SH
CKD BY	MLM
SCALE	1/4"=1'-0"

A-1.2



1
A-1.3

Second Floor Plan

1/4" = 1'-0"

New Residence

15
Lafayette Circle
Wellesley, MA

OWNER

mckay architects
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Dedham
Ma, 02026
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REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

Second Floor Plan

JOB NO	
DATE	9.10.2025
DWG BY	SH
CKD BY	MLM
SCALE	1/4"=1'-0"

A-1.3

Town of Wellesley
Planning Department
888 Worcester Street
Suite 160
Wellesley, MA 02482
(781) 431-1019 x2232

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: 15 Lafayette Circle

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: McKay Architects -Michael McKay Phone #: 617-966-6850
(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 _____ Date 9.11.2025

For Town Use Only

Affidavit: ☐ Approved ☐ Denied Notes:
Large House Review: ☐ Required ☐ Not Required

Building Inspector _____ Date_____

LARGE HOUSE REVIEW - TLAG AFFIDAVIT

Property Address: 15 Lafayette Circle

Applicant Name: Michael McKay

CHECK ONE:

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

Proposed TLAG (a+b+c+d+e+f from calculations below) = 3,436 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: _____ (Total TLAG) - _____ (Existing TLAG) ÷ _____ (Existing TLAG) x 100 =	

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

Basement Area 1

Height of basement wall: 9 ft.; Average height of basement wall above grade: 18"

% of basement wall above grade: 16.6%; If 25% or greater a portion counts as TLAG

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

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: _____; Average height of basement wall above grade: _____

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

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

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

First floor area (sq. ft.) 1716 SF (b) Second floor area (sq. ft.) 1720 SF (c)

ATTIC TLAG CALCULATION - *refer to Attics on page 3*

Attic area (sq. ft.): 0 (d)

ACCESSORY STRUCTURE TLAG CALCULATION

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

First floor area (sq. ft.) _____ (e) Second floor area (sq. ft.) _____ (f)

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Applicant Name: Michael McKay

DIRECTIONS FOR THE CALCULATION OF TLAG

General

Total Living Area plus Garage ("TLAG") is as defined in Section XVID of the Zoning Bylaw. This Attachment to the *Large House Review Rules and Regulations* provides additional direction on the calculation of TLAG.

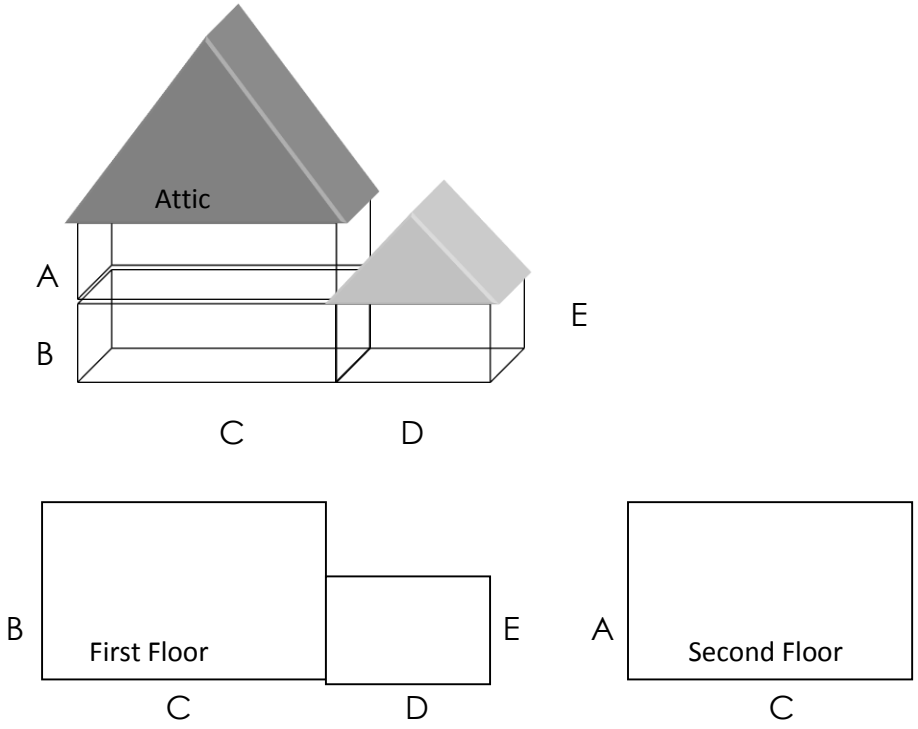
Multiple Building Permits

Multiple building permits that increase TLAG at the same location within any three-year period (i.e., within a three-year moving window) shall be collectively considered as one project for the purposes of LHR thresholds.

Calculating Total Living Area plus Garage Space

1. **Above-Grade Floors**: Figure 1 illustrates how the TLAG of the main body of the house and/or accessory structures shall be calculated. Measurements are to be taken from the exterior surface of the exterior walls(all interior area shall be included in the measured dimensions, including interior stairways, areas occupied by chimneys, garage, and storage space; heated porches shall be included).

Figure 1 Calculation of Structures



(B x C) + (D x E) + (A x C) = The sum of the horizontal areas of the above-grade floors measured from the exterior face of the exterior walls.

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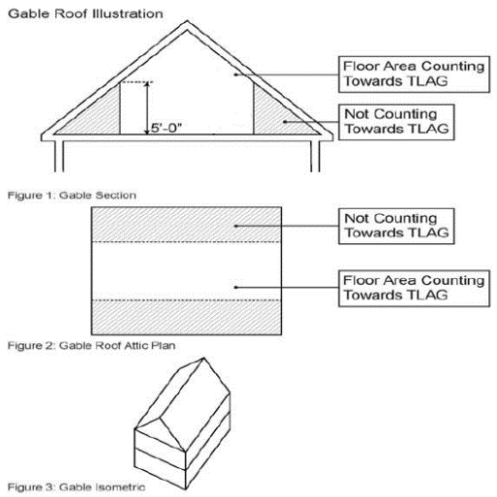
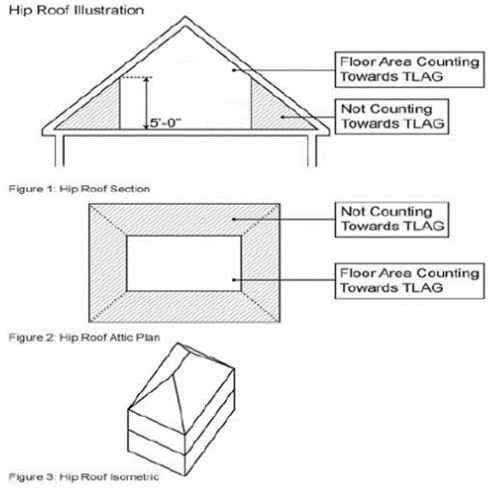
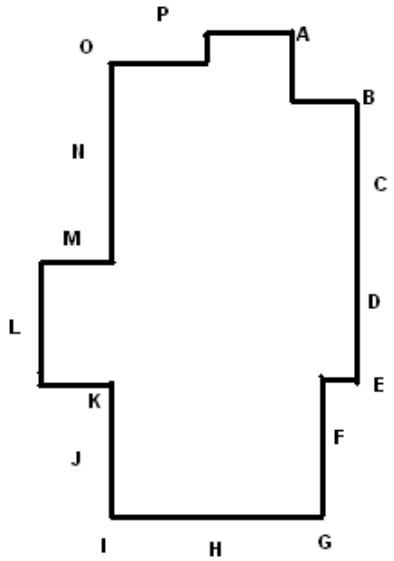
2. **<u>Attics:</u>** Figures 2 and 3 below illustrate how attic area shall be measured (calculations are applicable to all roof types).

Figure 2 Attic TLAG Illustration - Gable Roof	Figure 3 Attic TLAG Illustration - Hip Roof
	

3. **<u>Basements</u>**: Figure 4 illustrates how basements are to be measured. These calculations include all areas of basements, including garage and unfinished/storage areas; garages and storage areas in basements are not additive, but are calculated as basement TLAG. Basement area calculations shall be taken from the interior of the foundation walls.

Figure 4 Basement TLAG Illustration



a. Starting at one corner of the structure measure the height of the basement wall above grade every 10 linear feet.
b. Average these measurements.
c. The average wall height above grade is the numerator.
d. The denominator is the height of the basement wall measured from the basement floor slab to the underside of the floor joists.
e. The fraction created is the percentage of basement wall above grade.
f. **If the fraction is below ¼ or .25 the basement is <u>exempt</u> <u>from TLAG</u>.**
g. **If the fraction is ¼ (.25) or more a portion of the basement will <u>count towards TLAG</u>.**
h. The amount of the basement that will count towards TLAG is calculated by multiplying the area of the basement by the percentage/fraction.

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Calculating Basement TLAG

$$\frac{\text{A thru P}}{16} = \text{Average Wall Height Above Grade}$$

$$\frac{\text{Average Wall Height Above Grade}}{\text{Height of Basement Wall}} = \text{\% of Basement Above Grade}$$

4. Multi-Story Interior Spaces:

a. Features such as a foyer, balcony, vaulted ceiling, or cathedral ceiling with a ceiling height of 12 or more feet shall be counted as multiple stories.
b. The floor area of a two-story foyer shall be counted as first floor space as well as second floor space.
c. Multi-story interior finished spaces that contain cathedral, tray, or vaulted ceiling with a vertical wall height 12 feet or more will count as an additional full story.
d. Multi-story interior finished spaces that contain cathedral, tray, or vaulted ceiling with a vertical wall height less than 12 feet will count as a single story.

5. TLAG Exemptions

a. Exterior areas occupied by a chimney, covered or uncovered patios or stairs, areas under a canopy, decks, unheated porches and bay or bow windows having no foundation will not count toward TLAG.

Activities Exempt from Large House Review

Generally, the finishing of existing floor area that does not involve additions, is exempt from Large House Review. In most cases, the area being finished already counts as existing TLAG. For example, the completion or finishing of attics in existing structures where there is no addition, alteration of the roof, or adding of dormers, is likely exempt from Large House Review; similarly, the finishing of existing basement area without alteration of the foundation is also likely exempt from Large House Review.