



Town of Wellesley
Planning 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: _____

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: _____ Phone #: _____
(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 _____

For Town Use Only

Affidavit: Approved Denied

Notes:

Large House Review: Required Not Required

Building Inspector _____ Date _____

LARGE HOUSE REVIEW - TLAG AFFIDAVIT

Property Address: _____
Applicant Name: _____

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

Proposed TLAG (a+b+c+d+e+f from calculations below) = _____

 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:	
$\frac{\text{(Total TLAG)}}{\text{(Existing TLAG)}} - \frac{\text{(Existing TLAG)}}{\text{(Existing TLAG)}} \div \frac{\text{(Existing TLAG)}}{\text{(Existing TLAG)}} \times 100 =$	

BASEMENT TLAG CALCULATION - refer to Basements on pages 4 and 5**Basement Area 1**

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)

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.) _____ Second floor area (sq. ft.) _____
(b) (c)

ATTIC TLAG CALCULATION - refer to Attics on page 3

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

ACCESSORY STRUCTURE TLAG CALCULATION

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

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

Property Address: _____
 Applicant Name: _____

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.

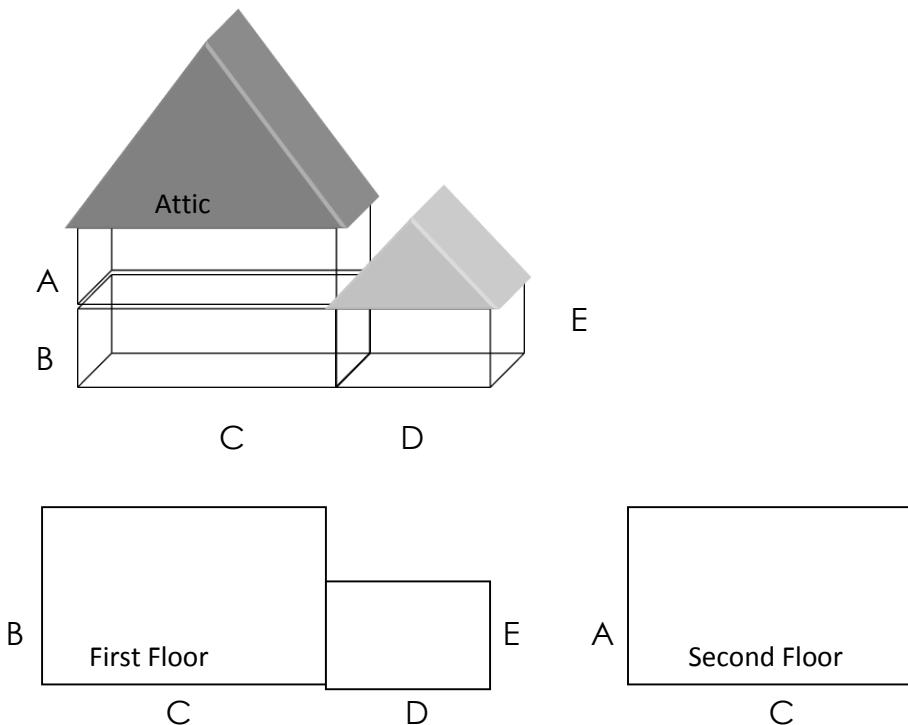
Multiple Building Permits

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



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

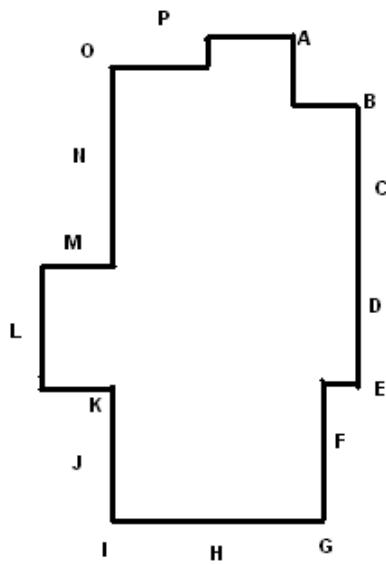
Property Address: _____
 Applicant Name: _____

2. Attics: 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. Basements: 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



- Starting at one corner of the structure measure the height of the basement wall above grade every 10 linear feet.
- Average these measurements.
- The average wall height above grade is the numerator.
- The denominator is the height of the basement wall measured from the basement floor slab to the underside of the floor joists.
- The fraction created is the percentage of basement wall above grade.
- If the fraction is below $\frac{1}{4}$ or .25 the basement is exempt from TLAG.**
- If the fraction is $\frac{1}{4}$ (.25) or more a portion of the basement will count towards TLAG.**
- The amount of the basement that will count towards TLAG is calculated by multiplying the area of the basement by the percentage/fraction.

Property Address: _____

Applicant Name: _____

Calculating Basement TLAG

A thru P = Average Wall Height Above Grade

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Average Wall Height Above Grade = % of Basement Above Grade
Height of Basement Wall

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.