

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

RICHARD L. SEEGEL, CHAIRMAN
J. RANDOLPH BECKER, VICE CHAIRMAN
DAVID G. SHEFFIELD

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

ROBERT W. LEVY
WALTER B. ADAMS
DEREK B. REDGATE

ZBA 2017-67

Petition of Jon & Joanne Blotner
15 Homestead Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 10, 2017, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Jon & Joanne Blotner requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a one-story addition with less than required front yard setbacks, and reconstruction of the roof that includes the addition of dormers with less than required front and right side yard setbacks, on an existing nonconforming structure with less than required front and right side yard setbacks, on an 8,000 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, at 15 Homestead Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On July 6, 2017, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing were Timothy Burke, Architect, Jon and Joanne Blotner, the Petitioner.

Mr. Burke said that the Petitioner had come before the Board a couple of months ago explaining some needs of the family. He said that Ms. Blotner's mother is coming to live with them. He said that they withdrew the previous petition without prejudice where they exceeded lot coverage. He said that the new proposal will meet lot coverage requirements. He said that they reduced the size of addition substantially. He said that to gain the additional space, they are seeking to raise the ridge on the roof to create two bedrooms on the third floor. He said that it has been designed with three gabled dormers on the front and a shed dormer on the rear of the house.

Mr. Blotner said that the Board made some specific recommendations about what the Petitioner should come back with. He said that they took those recommendations and redesigned the plan. He said that they met with the neighbors, who have submitted letters of support. Ms. Blotner said that the Board recommended that the Petitioner build up to get the space that they needed. She said that the initial plan had a larger footprint.

The Board said that the lot size, left side yard and front yard setbacks are nonconforming.

A Board member said that the Board had a lengthy conversation at the previous hearing and it appears that the Petitioner has gone back to the drawing board with this proposal.

There was no one present at the public hearing who wished to speak to the petition.

Statement of Facts

The subject property is located at 15 Homestead Road, on an 8,000 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, with a minimum right side yard setback of 10.5 feet and a minimum front yard setback of 24 feet.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a one-story addition with less than required front yard setbacks, and reconstruction of the roof that includes the addition of dormers with less than required front and right side yard setbacks, on an existing nonconforming structure with less than required front and right side yard setbacks, on an 8,000 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Letter to Zoning Board of Appeals, dated 6/22/17, re: Special Permit Finding Application, 15 Homestead Road (the "Property"), from Laurence D. Shind, a Plot Plan, dated 6/22/17, stamped by Bruce Bradford, Professional Land Surveyor, Existing Floor Plans and Elevation Drawings, dated 10/7/16, Proposed Floor Plans and Elevation Drawings, dated 6/15/17, prepared by Timothy Burke, Architecture, and photographs were submitted.

On August 8, 2017, the Planning Board reviewed the petition and recommended that Special Permit be granted.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject structure does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

It is the opinion of this Authority that although construction of a one-story addition with less than required front yard setbacks, and reconstruction of the roof that includes the addition of dormers with less than required front and right side yard setbacks, on an existing nonconforming structure with less than required front and right side yard setbacks, on an 8,000 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet is increasing a nonconformity, such increase shall 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 a one-story addition with less than required front yard setbacks, and reconstruction of the roof that includes the addition of dormers with less than required front and right side yard setbacks, on an existing nonconforming structure with less than required front and right side yard setbacks, on an 8,000 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, 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.

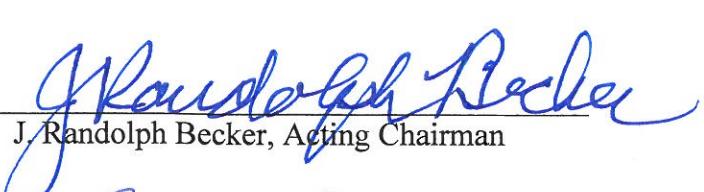
ZBA 2017-67

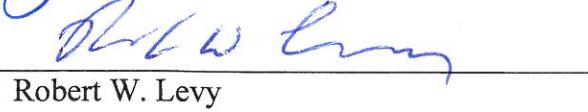
Petition of Jon & Joanne Blotner
15 Homestead Road

Planning Board
Town of New Canaan
New Canaan, Connecticut
120 Main Street
P.O. Box 1000
New Canaan, CT 06840
(203) 967-7300
FAX: (203) 967-7301
E-mail: planning@newcanaan.org

12017 AUG 24 A 10:58

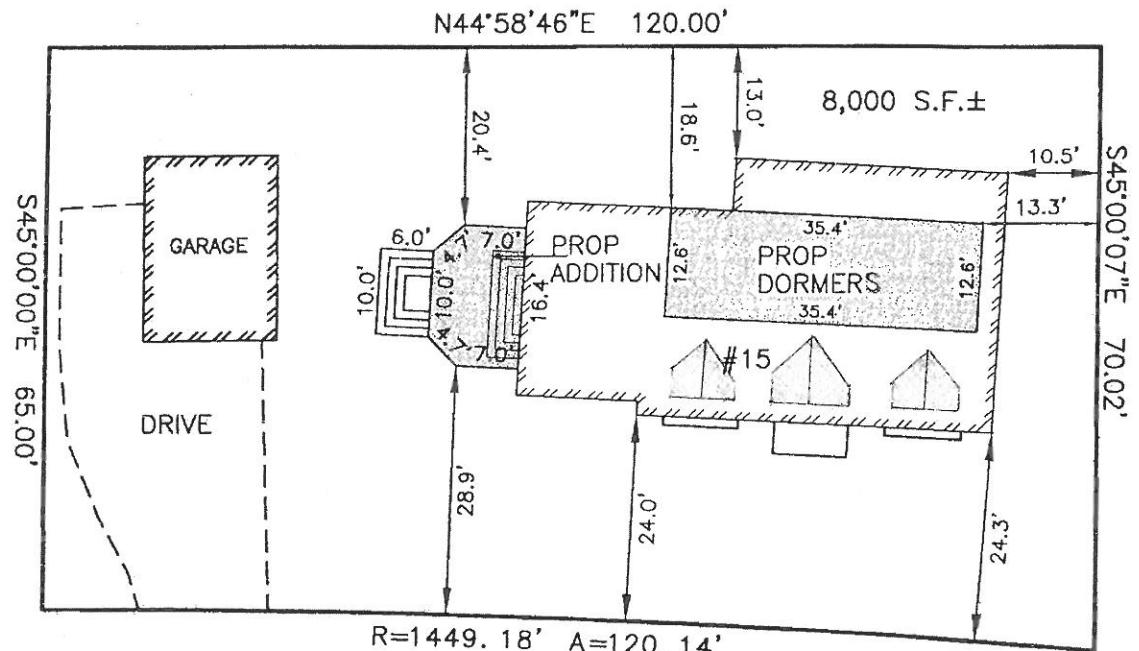
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


J. Randolph Becker, Acting Chairman


Robert W. Levy


Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm



ZONING DISTRICT: SR-10

DEED REFERENCE:
BOOK 31558 PAGE 208

EXISTING
STRUCTURES: 1837 S.F.
LOT COVERAGE: 23.2%

PROPOSED
STRUCTURES: 1,997 S.F.
LOT COVERAGE: 24.97%

ESTABLISHED 1916

EMB

EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
(617) 332-1578 FAX
info@everettbrooks.com



PLAN OF LAND IN
WELLESLEY, MA

15 HOMESTEAD ROAD
PREPARED FOR:
JOANNE & JONATHAN BLOTNER

SCALE: 1 IN.= 20 FT.

DATE: JUNE 22, 2017

DRAWN: SM

CHECK: BB

PROJECT NO. 24574