



ZONING BOARD OF APPEALS

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

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ZBA 2017-70

Petition of Michael & Jennifer Brady

10 Arden 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 Michael & Jennifer Brady requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that construction of a two-car garage at basement level with a two-story addition above with less than required left side yard setbacks, and construction of a deck, on an 11,281 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, at 10 Arden 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 was Paul Beaulieu, Field Resources, who said that it is a unique house that the homeowners are looking to enlarge with more functional space and a garage at the back.

The Board asked about the access driveway to the garage. Mr. Brady said that they share a driveway with the neighbors. The Board said that it looks like the entrance is from the aqueduct. Mr. Brady said that there is an easement off of Benvenue Street that branches to the left along the aqueduct. The Board confirmed that the right of way is incorporated in the deed.

The Board said that it appreciated seeing an infiltration plan.

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 10 Arden Road, on an 11,281 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, with a minimum left side yard setback of 10.5 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 two-car garage at basement level with a two-story addition above with less than required left side yard setbacks, and construction of a deck, on an 11,281 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan and an Infiltration System Detail Plan, dated 6/14/17, stamped by Bradley J. Simonelli, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 3/1/17, prepared by Elise Braceras Stone, Architects, 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 two-car garage at basement level with a two-story addition above with less than required left side yard setbacks, and construction of a deck, on an 11,281 square foot lot in a Single Residence District in which the minimum lot size is 20,000 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 two-car garage at basement level with a two-story addition above with less than required left side yard setbacks, and construction of a deck, on an 11,281 square foot lot in a Single Residence District in which the minimum lot size is 20,000 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 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.

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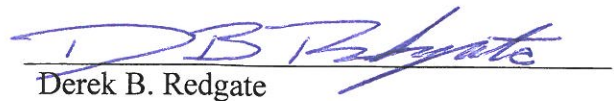
ZBA 2017-70
Petition of Michael & Jennifer Brady
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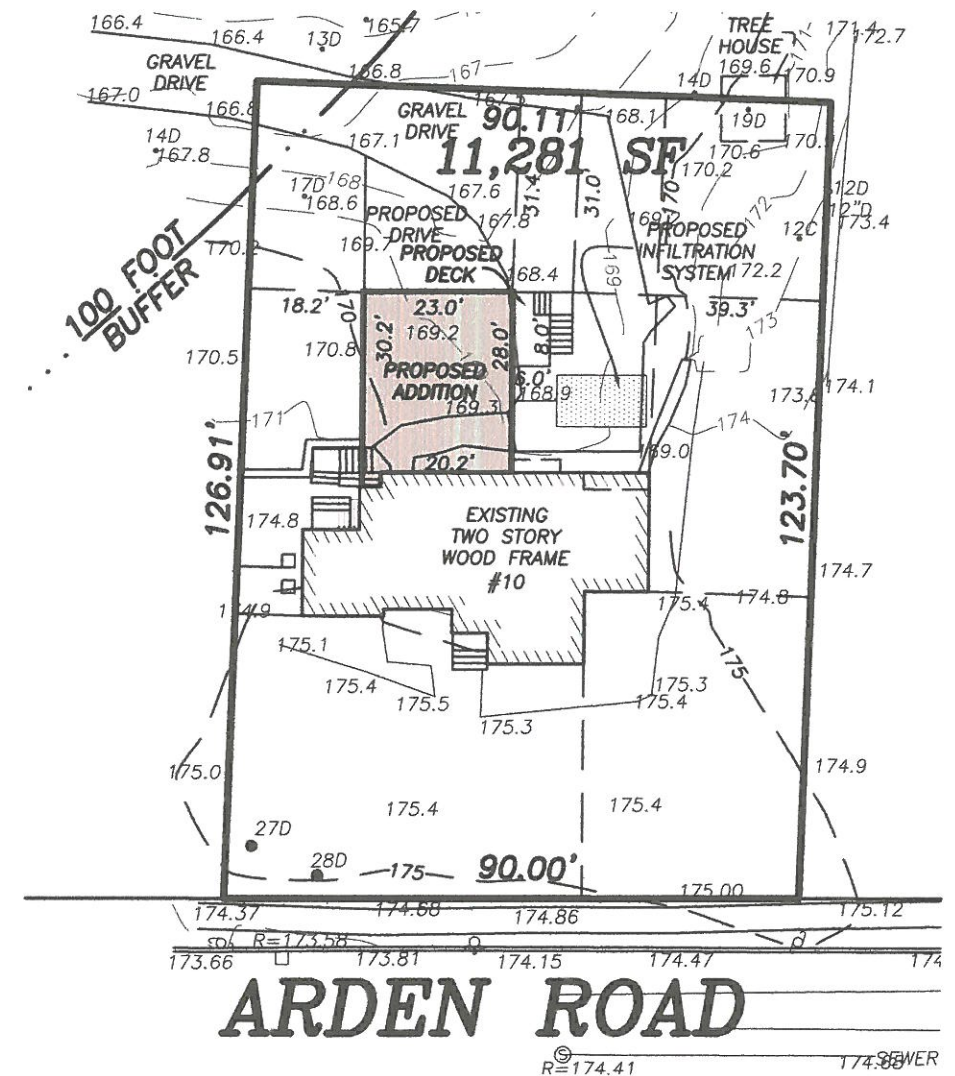
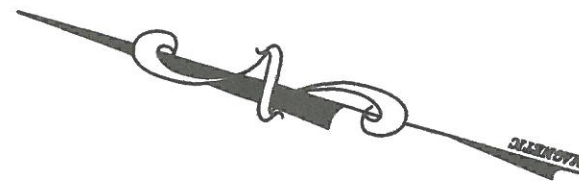
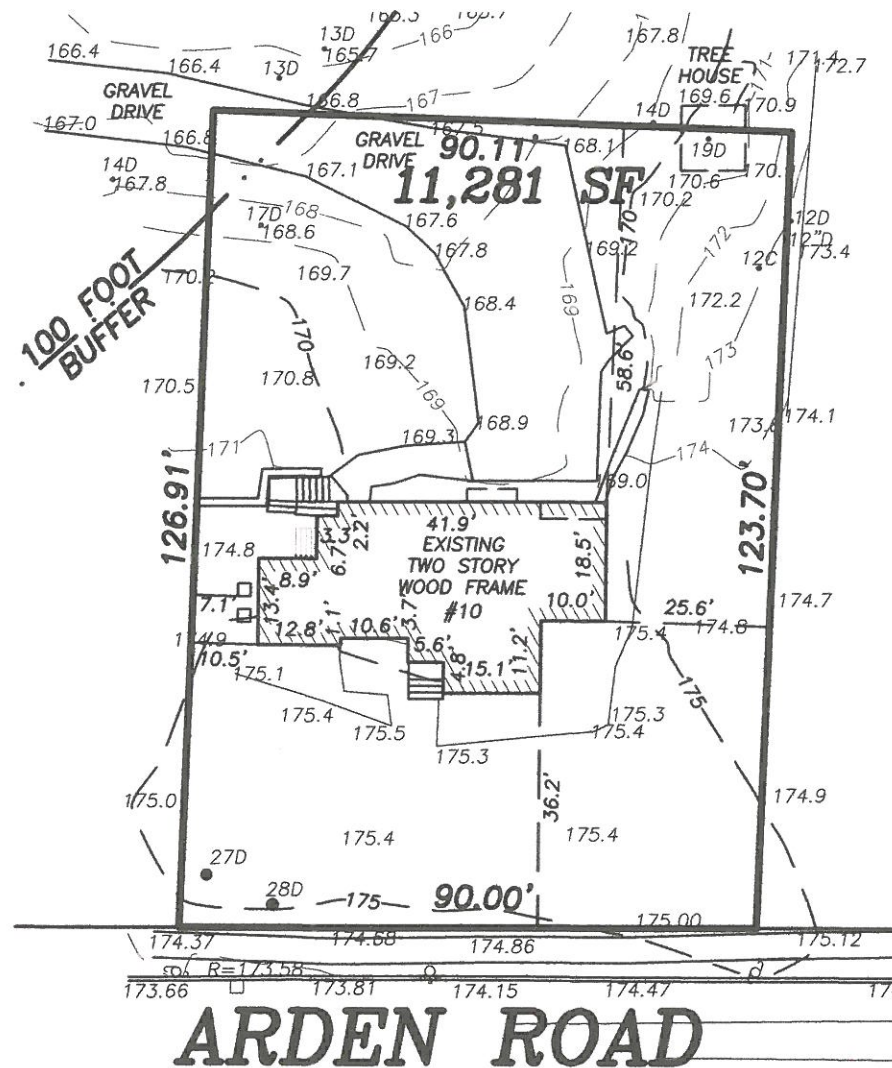
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


J. Randolph Becker, Acting Chairman


Robert W. Levy


Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm

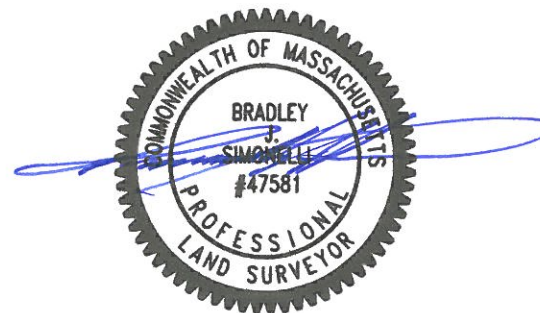


ZONING INFORMATION: SINGLE RESIDENCE 20 (SR20)

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	11,281 SF	11,281 SF
MINIMUM LOT FRONTAGE	60 FEET	90.00 FEET	90.00 FEET
MINIMUM FRONT SETBACK	36.2 FEET*	36.2 FEET	36.2 FEET
MINIMUM SIDE YARD	20 FEET	10.5 FEET	10.5 FEET
MINIMUM REAR YARD	20 FEET	58.6 FEET	31.0 FEET
MAXIMUM BUILDING COVERAGE	2500 SF	1210 SF(10.7%)	1938 SF(17.2%)
MAXIMUM BUILDING HEIGHT	36 FEET		<36 FEET**
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 STORIES	2 STORIES

*FRONT SETBACK DETERMINED BY 500 FOOT RULE

**PER SECTION XX OF THE WELLESLEY ZONING BYLAW, ALL BUILDING HEIGHTS ARE MEASURED TO AVERAGE FINISHED OR ORIGINAL GRADE WHICHEVER IS LOWER.



ZONING BOARD OF APPEALS
PLAN OF LAND
10 ARDEN ROAD
WELLESLEY, MASS.

Field Resources, Inc.
LAND SURVEYORS

JUNE 14, 2017

SCALE 1"=30'

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