

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

Thursday, April 6, 2017, 7:30 pm

Juliani Meeting Room
Town Hall

Zoning Board of Appeals Members Present:

Richard L. Seegel, Chairman
J. Randolph Becker
Walter B. Adams

WITHDRAWN WITHOUT PREJUDICE

ZBA 2017-32, RALPH & CAROLINE LADD, 54 PROSPECT STREET

Presenting the case at the hearing was Bill Ladd, representing Ralph & Caroline Ladd, the Petitioner. He said that the request is for a variance to put an addition on the back and a second story, similar to 50 Prospect Street which is the house to the right.

Mr. Ladd said that the existing house is old and has fallen into disrepair. He said that the house is small and needs substantial work. He said that they thought that they could add value to the neighborhood by doing the work.

Mr. Seegel said that it is a perfectly rectangular lot that is relatively flat where they are proposing to build. Mr. Adams said that it does drop off way back. Mr. Seegel said that he did not see how this would meet the variance requirement.

Mr. Adams asked if the Petitioner looked at the possibility of putting a different kind of roof form on the proposed addition. Mr. Ladd said that they looked at orienting the roof differently but they were trying to keep more in line with other houses in the neighborhood. Mr. Adams said that he did not see any houses in the neighborhood that looked like the proposed house. He said that he was concerned about the wall that faces 50 Prospect Street. He said that it will dominate over that house. He said that it is higher to begin with. He said that the lot slopes down. He said that there is nothing behind them out the back. He said that this might read as a better house if they did a hip roof. He said that something like that might make a lot of sense.

Mr. Seegel said that it seems that they will be more than tripling the size of the house on an 8,700 square foot lot. Mr. Ladd said that it will be 2,900 square feet when the house is done. Mr. Seegel said that is a lot of square footage on an 8,700 square foot lot. Mr. Ladd said that they will be going off of the back and it just falls off.

Mr. Adams said that they show a stair going up to the third floor but there were no plans for the third floor provided. Mr. Ladd said that they just wanted a walk up space for storage. Mr. Seegel said that there should be no walk up to the third floor. He said that there can be a pull down stairway. He said that he did not want this to become a 5,000 square foot house. Mr. Ladd said that the cut and pasted the plans that they did for 50 Prospect Street. Mr. Becker said that the plans look like they do not fit together with the plot plan. He said that the plot plan shows garage doors. He said that the elevation shows garage doors but the foundation plan does not show garage doors. He said that you need 30 feet for a side entrance garage. Mr. Ladd said that they are not changing the existing foundation or garage doors. Mr. Becker said that the reason for the 30 foot requirement is so that vehicles can turn into the garage.

Mr. Becker said that the height on the different views is not shown in accordance with the bylaw definition that says that you have to look at average grade all of the way around and measure the height to that. Mr. Ladd said that the height from average grade was posted on the front. Mr. Seegel asked about the average grade around the whole house.

Mr. Ladd asked about the existing garage doors and the bylaw requirement. Mr. Becker said that drawings do not agree with themselves. He said that has to be fixed. He said that they do not currently have a side entrance garage. Mr. Ladd said that the existing garage is a side entrance garage. He said that the front door is on the other side of the house.

Mr. Adams said that the rear of the lot goes down dramatically. He said that the addition will go out to approximately the same distance as the existing deck. He said that does not bother him as much as the height on the side of the house. He said that they have to figure out a way to reduce the mass of the house. He said that if they are not planning to use the third floor, there may be an opportunity to change the angle of the roof or even the whole height of the third floor.

Mr. Seegel read the Planning Board recommendation.

Mr. Seegel said that the Petitioner should go back to the drawing board with this. He said that Mr. Ladd heard the Planning Board recommendation and the Board's comments. He asked if Mr. Ladd would like to withdrawn the petition without prejudice.

Mr. Becker moved and Mr. Adams seconded the motion to allow the petition to be withdrawn without prejudice. The Board voted unanimously to allow the petition to be withdrawn without prejudice.