

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2018-05

Petition of Timmy Ho & Kristin Jacques
42 River Ridge

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WELLESLEY, MA 02482
2018 MAR 15 P 1:17

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 1, 2018, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Timmy Ho and Kristin Jacques requesting a Special Permit/Finding and/or Variance pursuant to the provisions of Section XVII, Section XIX, Section XXIV-D and Section XXV of the Zoning Bylaw that demolition of an existing nonconforming shed, construction of a two-story addition with less than required left and right side yard setbacks, construction of a deck with less than required right side yard setbacks, and installation of two air HVAC units with less than required left side yard setbacks, on an existing nonconforming structure with less than required left side yard and right side yard setbacks, and less than required frontage, on a 6,105 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, at 42 River Ridge, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On December 29, 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 Timmy Ho and Kristin Jacques, the Petitioner. Mr. Ho said that the request is for a special permit to build a modest addition onto the main structure at 42 River Ridge. He said that the existing lot size is nonconforming at 6,000 square feet where a minimum of 10,000 square feet is required. He said that the frontage is 50 feet where 60 feet is required and the north and south side yard setbacks are 8.9 feet and 8 feet. He said that they have done their best with the proposed addition to not intensify existing nonconformities. He said that they will maintain the north side yard setback at 8.9 feet. He said that the addition will not affect the south side yard setback. He said that proposed lot coverage will be conforming. He said that removal of the garage will eliminate an encroachment issue where a corner of the garage crosses over onto 38 River Ridge.

Mr. Ho said that they sought approval of the project from almost all of their neighbors, some of whom are in attendance at the public hearing. He said that three neighbors who were unable to attend the public hearing submitted letters of support.

Mr. Ho said that the existing garage is an eyesore and is keeping his family from using their backyard in a meaningful way. He said that the addition will not be visible from the street. He said that he and his wife have a seven month old son and they hope to have several more children. He said that they hope to make this their forever home, not just a starter home.

The Board confirmed that the Petitioner had seen the comment in the memo from the Department of Public Works (DPW) that the driveway is not appropriately constructed in accordance with the Town's regulations.

The Board said that the submittal package did not contain information about the air conditioning units that are proposed to be in the side yard setback. Mr. Ho said that the air conditioning units were part of the original plan but were removed due to costs. He said that the land surveyor put them back on the plot plan.

A Board member said that the increase in total living area (TLA) is approximately 2.4 times. He asked what will happen to runoff from the new facilities. He said that although the property is not located in a Water Supply Protection District, because of the lot shape and location, it is important to understand what will happen to that water. Mr. Ho said that currently all of the runoff goes forward and empties into the front yard where there is a drainage system. He said that they will have to come up with a reasonable plan for where the water will go. The Board said that a civil engineer will have to come up with a drainage plan.

A Board member said that an increase in TLA of 2.4 times is not out of the box with respect to other projects that the Board has seen but the siting of this building on the lot is different from most. A Board member said that this is a difficult situation with the 50 foot width of the lot. He said that 20 foot setbacks on each side leave 10 feet for the house in the center. He said that the property abuts Commonwealth of MA property on the east side. He said that it looks beyond Route 128 where there is a long range view of Boston. He questioned why the Petitioner had not taken advantage of the view with the design of the house. Mr. Ho said that the conservation land behind the house has foliage coverage that obliterates that view. He said that all that you can see is the river and the highway.

The Chairman said that the Engineering Division at DPW talked about a parking issue. He said that probably 30 to 40 percent of the houses on River Ridge have the same situation and park on town land. He said that he was less concerned about that than the size of the addition. He questioned whether there was something more that they could do with the existing house plus an addition of a different size. He said that he understands the constraints of the lot.

A Board member said that he was concerned that there will be no rear yard. He said that, in looking at the plans, he thought that they would still be able to get closet space, a sufficient master bedroom, two bathrooms at the upper floor and more outdoor space by reducing the interior space by six to eight feet on each level.

Jacob Lilley, Architect, said that a challenge is the tight lot and having the addition appear to be out of scale. He said that the rooms on the first and second floor are modest compared to today's standards. He said that there is very little fluff or fat. He said that the lot is constrained, so there was not much that they could do. He said that the goal was to do an addition that is sensitive, modest and meets the client's needs. He said that the scale of the addition is appropriate to the existing house. He said that they took cues from the existing house in designing the addition. He said that it will not be a big house by today's standards. The Chairman said that it will be a lot of house for a small lot.

The Chairman said that the neighbor at 46 River Ridge is objecting to this petition for a number of reasons. He asked if the Petitioner had any conversations with the next door neighbors. Mr. Ho said that

he did speak to them early in the process about building an addition to the house. He said that the existing garage used to be on a shared driveway that is no longer shared. He said that because of the size of the garage and the size of the backyard, they do not use their backyard. He said that it is noisy and loud from the highway and they find it unpleasant to be back there, which is why they are trying to maximize utility of the home by taking up that space for the interior of the house. He said that they did not show the neighbors the final plans. He said that the neighbors were objecting from the start, no matter what the plans were.

The Chairman said that the Board will need to see a parking plan that shows no encroachment on town land. He said that the air conditioning condensers will have to be moved.

Sheldon Oppenheim, 38 River Ridge, said that his house is on the northern side of this house. He said that the east side of River Ridge was set up and divided up long before the Zoning Bylaw came into effect. He said that over the years the Board has been considerate in dealing with these situations of history.

Mr. Oppenheim said that his concern with the condensers was noise. He said that he is already working with Mr. Ho on that issue. He said that he has looked at the plans and has no objection. He displayed views from his house looking down onto the property. He said that the Board is usually concerned about obstructed views or if there is something objectionable. He said that the proposed addition cannot be seen from the street. He said that his would be the most affected view. He said that currently his view is of a crummy old garage that is an eyesore. He said that he could not imagine any addition looking any worse. He said that the garage encroaches on his property. He said that he would like to see this project happen because the view will get better. He said that there is no view of Boston. He said that the backyards are not particularly usable. He said that he has lived on the street for 12 years. He said that he has seen the plans and he supports this project.

Myriam Spiegel, 46 River Ridge, said that present with her at the public hearing were Brian Levey, Esq. and her husband, Ben Spiegel. She said that she and her husband are primary abutters to 42 River Ridge. She said that, along with other neighbors, her family is opposed to the extension, especially when it will require a special permit for the property boundary setbacks. She said that the proposed structure will impact their daily lives and will be extremely detrimental to the neighborhood. She said that the petition is an attempt to alter the lot at the neighbors' expense.

Ms. Spiegel said that when Mr. Ho and Ms. Jacques first moved in, they introduced themselves as a neonatal doctor and a pediatric nurse at Children's Hospital. She said that Ms. Jacques told her that it was their first home. She said that at some point their landscaper was measuring Ms. Spiegel's fence because they were planning to plant bushes along the fence. She said that she saw Walter Adams at the back of 42 River Ridge gesturing a house extension to Mr. Ho. She said that instead of a nice landscape they might be getting a wall now. She said that nonconforming house rights have been created to protect properties that could not exist under current law. She said that the Board can grant a special permit if it is shown that it will not be substantially more detrimental to the neighborhood. She said that in no way is the essence of the law intended for nonconforming homes to push to the edge of the development envelope so that the home no longer fits in the neighborhood. She displayed photographs. She said that there will be six windows plus two basement windows facing her home. She said that she will be able to see the basement windows because they will be so close to the property line. She said that plus a bay window is too much. She said that it is well beyond reasonable. She said that they also want to add a porch. She

said that there will be 25 windows plus one porch. She said that there are no more than 15 windows in the existing house. She said that the existing porch is way too close to her home.

Ms. Spiegel displayed a picture of the view from her first floor. She said that the plan is to create a wall eight feet from her property line. She said that Mr. Ho's house is as large as the practicality of the land can take. She said that the frontage is under 50 feet and each side is within 8.9 feet of the side abutters. She said that currently there is a small backyard but the proposed extension takes that away.

Ms. Spiegel said that DPW said that the existing driveway does not meet regulations and barely accommodates two cars but only one legally. She said that a new driveway up to Code will take more of the front yard.

Ms. Spiegel said that Mr. Ho may ask in the future for bedrooms, bathrooms and a kitchen for two-family occupancy. She said that Mr. Ho's land cannot accommodate more people. She said that more people mean more cars and more trouble for the Spiegels. She said that they and 41 River Ridge have frontage that is disrupted by driveways.

Ms. Spiegel said Mr. Ho asked her about ideas for what to do with his shed. She said that he then spoke about extending and started gesturing the same extension that Mr. Adams had gestured to him before. She said that Mr. Ho said that he wanted to extend to have his in-laws live with him. She said that she told him that was excessive and that she objected to such a large addition.

Ms. Spiegel said that she asked Mr. Ho to remove the part of his illegal fence and retaining wall that was on her property. She said that he told her that he would get a quotation and have it removed. She said that after a few months passed and nothing happened, she sent him a formal letter giving him 30 days to execute the removal. She said that the illegal retaining wall and fence are not included in Mr. Ho's surveyor's plan.

Ms. Spiegel said that owners such as Mr. Ho want to push the law as much as they can. She said that when they ask for special permits they do not leave any space for sheds, lawns or parking but instead build bigger to the detriment of the neighborhood. She urged the Board to stop this extension. She said that because they have no more land, cars park in the street, children play in the street and sheds are pushed into the protected State Forest, including the shed of Mr. Adams on the Zoning Board of Appeals. The Chairman questioned Ms. Spiegel if she was suggesting any illegal action by Mr. Adams. Ms. Spiegel said that she was. The Chairman said that the Board is discussing the property at 42 River Ridge. He said that every property is unique and stands on its own.

Ms. Spiegel said that this is her home. She said that parking, neighbors disputes, sheds on neighbor's land and protected State Forest, children playing on the street because the houses are taking over the lawn playground, and narrow spaces between houses creating a potential disaster is madness that has to stop. She said that it does not make sense to have another house on that side of River Ridge to get bigger to the detriment of the neighborhood. She said that the decision that the Board makes today will shape the neighborhood not only for the people who live there now but for many generations to come. She said that the Board has the choice to leave a practical legacy for the benefit of the neighborhood.

Brian Levey, Esq., said that he had read the Planning Board recommendations and they seem to be in line with these comments. The Chairman said that the Zoning Board is not bound by the Planning Board

recommendations. Mr. Levey said that in addition to the Planning Board's recommendation for denial, there is his client's opposition as the abutter to the south of the property and a letter from the owner at 41 River Ridge, who is the abutter directly across the street. He said that two of the key neighbors are opposed to the project. The Chairman said that the Board also received several letters of support.

Mr. Levey said that they provided materials to the Board that show the increased infringements into the setbacks on the north and south sides of the property by 55 percent. He said that there will be an increase in the length of the house from 41 to 58 feet. The Chairman said that it will not be a solid wall. He said that there will be indentation. Mr. Levey said that they provided a GIS map of the west side of River Ridge that shows that his client's house is forward of most of the other houses. He said that the extension of the house at 42 River Ridge into the rear will have a more powerful impact than normal on the abutter. The Chairman said that Ms. Spiegel does not have a right to a view. Mr. Levey said that he was talking about impact on the neighborhood. He said that his clients' engineer, Norwood Engineering, has estimated a 54 percent increase in the living area of the house. He said that is a very large increase.

Mr. Levey discussed a correction to the memorandum that he sent to the Board. He said that he stated that approval of the addition would make this home the fifth largest in terms of living area. He said that was a mistake because they omitted 10 Cedar Street. He said that it would be the sixth largest home in terms of living area. He said that four of the five houses with more living area are on much larger lots. He said that the only exception is 36 River Ridge where the Board granted a variance and warned that it should not be viewed as setting a precedent.

Mr. Levey requested that the Board deny the application.

Marcia Stein Adams, 36 River Ridge, said that it was difficult to follow such an explosion of venom and rage. She said that what makes for a good neighborhood is good neighbors. She said that the Board has made many accommodations to the neighbors so they can continue to live in their homes, raise their families and contribute to this community. She said that they could not ask for better neighbors than Mr. Ho and Ms. Jacques, who have never been anything but gracious, helpful and participating in the community spirit of neighborhood. She said that they have difficult lots. She said that in speaking for herself and her family, they are in total support. She said that they would like to have Mr. Ho and Ms. Jacques stay in the neighborhood. She said that they would like to have families who cannot afford double lots and mega mansions to be able to contribute to the diversity and the richness of this community. She said that, in order to do so, the Board has to make as best an accommodation to allow their families to grow. She said that this is a hardship for but one.

Elizabeth Ciappenelli, 39 River Ridge, said that her husband was unable to attend the hearing tonight but they have seen the plans and think it is attractive, well thought out and will fit in with the character of the neighborhood. She said that it will not be more detrimental to the neighborhood. She said that her property is diagonally across the street.

Olimpiu Dejeu, 28 River Ridge, said that he supports what Mr. Ho and Ms. Jacques want to do. He said that they have a growing family and they need it.

Florence Sheikh, 34 River Ridge, said that she has lived there for the past 37 years. She said that it is a unique neighborhood that is priceless because of the nature of the people who share their lives together

there. She said that they have been fortunate to have Mr. Ho and Ms. Jacques come to join the neighborhood. She said that their plans are well thought out and she is in total support of their project.

Fred Klingmeyer, 32 River Ridge, said that he and his wife are very supportive of Mr. Ho and Ms. Jacques. He said that 35 years ago the Board was generous in that it gave all kinds of variances so he could stay on River Ridge. He said that you cannot put a price to the friendship of the families. He thanked the Board for its consideration.

The Board discussed continuing the hearing to March 1, 2018. The Chairman said that a revised plot plan should be submitted to the Board at least a week or 10 days before the hearing that shows the air conditioning units either moved or removed, a change to the driveway and parking so that it does not infringe on River Ridge, and a drainage plan that may consist of drywells.

Mr. Ho submitted a letter from the abutter at 45 River Ridge in support of the project, photographs of the view from 46 River Ridge and photographs of the views to the left and to the right of 42 River Ridge. He said that this is the story of two different neighborhoods. He said that on one side you see a six foot high fence, an unwelcoming sign, a number of video cameras and a state of paranoia looking out onto the street. He said that on the other side you see an open and welcoming community that they love and would rather not move away from.

The Board voted unanimously to continue the hearing to March 1, 2018.

March 1, 2018

Presenting the case at the hearing were Jacob Lilley, Architect, Timmy Ho and Kristin Jacques, the Petitioner.

The Chairman said that the Board received revised plans but they did not address the issue raised by the Town Engineer regarding the driveway layout. He said that the Town Engineer was concerned about parking on Town property that could lead to issues during road maintenance such as plowing. He said that the DPW suggested that the current parking layout conform to the Town standard and be able to accommodate a potential increase in the number of cars being parked on the property. Mr. Lilley said that he went to the DPW Engineering Division and discussed the project. He said that they told him that the street has an edge that extends out way beyond the property line. He said that they would like to see a plans that shows parking space that is clearly on the property and erosion controls around the proposed work. He said that he asked specifically if the Town would like to have the driveway reworked. He said that he was told that as long as they can park off of the town right of way, the Town would not have an issue with the layout. He said that the letter from DPW was written before the first meeting. The Chairman said that the Board would like to see another letter from DPW that references the plan that was revised on February 13, 2018 and states that it is acceptable to DPW.

Mr. Lilley said that he asked the Town Engineer if they would have to have a soil survey done and was told that it was not necessary. He said that they were asked to show a drywell for the addition. He said that he asked if they needed to show one for the rest of the property and was told that the issue has to do with the new addition. He said that they placed the drywell at the back near the downspouts. He said that he asked the town if geo-technical engineering to size the drywell was required. He said that he was told

that it was not required and that DPW just would like to see remediation for the water. He said that there is a note on the survey that states that the drywell design will be finalized at a later date.

Brian Levey, Esq. asked to address the Board regarding opposition to the petition and DPW comments that were submitted to the Board in January. The Chairman said that DPW has been seen since those comments were submitted. Mr. Levey asked if the note on the new plan that the drywell design will be finalized at a later date will be sufficient for the Board. He said that there had been discussion about the drainage system being shown. He questioned whether they will be able to size the drywell to fit in the area when they go to do the work. He questioned getting the information after the fact rather than beforehand. He said that it leaves his clients at a bit of a disadvantage. He requested that the erosion controls that are shown on the plan be continued down further to the street along the common boundary. He said that a walkway is proposed along the side that was not in the prior plan. He said that the plans do not have any dimensions for parking. The Chairman said that the Board will need to see a revised plan that shows the changes, a letter from DPW, and the size of the parking space. He said that he did not have a problem with continuing the erosion control along the entire side. He discussed inserting a condition of approval contingent to getting an engineer's certificate for drainage.

Mr. Levey said that the DPW memo discussed an issue with construction parking. He asked about requiring some sort of a construction management document to show where they will park the cars. The Chairman said that the Board does not require that for single family residences.

Myriam Spiegel submitted materials to the Executive Secretary.

Statement of Facts

The subject property is located at 42 River Ridge, on a 6,105 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, with a minimum left side yard setback of 8.9 feet, a minimum right side yard setback of 8 feet, and a minimum frontage of 50 feet. The existing shed encroaches over the left side property line.

The Petitioner is requesting a Special Permit pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing nonconforming shed, construction of a two-story addition with less than required left and right side yard setbacks, and construction of a deck with less than required right side yard setbacks, on an existing nonconforming structure with less than required left side yard and right side yard setbacks, and less than required frontage, on a 6,105 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.

A Plot Plan, dated 11/17/17, revised 2/13/18, stamped by Joseph March, Professional Land Surveyor, a Plot Plan, dated 11/17/17, revised 2/13/18 & 3/6/18, stamped by Jonathan D. Bollen, Professional Land Surveyor, Existing & Proposed Floor Plans and Elevation Drawings, dated 11/21/17, prepared by Jacob Lilley Architects, and photographs were submitted.

On January 25, 2018, the Planning Board reviewed the petition and recommended that Special Permit be denied.

On January 24, 2018, Joshua Van Houten, Civil Engineer, Town of Wellesley, submitted comments. On March 7, 2018, Joshua Van Houten submitted a memo stating that DPW approves the design shown on a plan from Stamski and McNary, Inc., dated 11/17/17 and revised 3/6/18, as it addresses the concerns of his previous memo.

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 demolition of an existing nonconforming shed, construction of a two-story addition with less than required left and right side yard setbacks, and construction of a deck with less than required right side yard setbacks, on an existing nonconforming structure with less than required left side yard and right side yard setbacks, and less than required frontage, on a 6,105 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 demolition of an existing nonconforming shed, construction of a two-story addition with less than required left and right side yard setbacks, and construction of a deck with less than required right side yard setbacks, subject to the following conditions:

1. The Applicant shall submit a further revised plan showing the erosion control going all the way down to the street, elimination of any encroachment on River Ridge, and two parking spaces on the property, sized by an engineer.
2. The drainage shall be determined by a civil engineer and certified to the ZBA.

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.

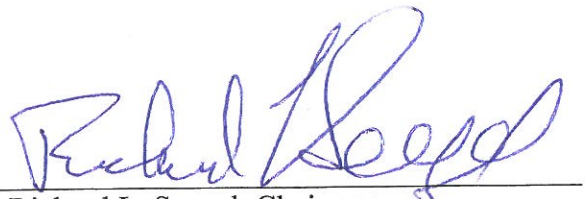
If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

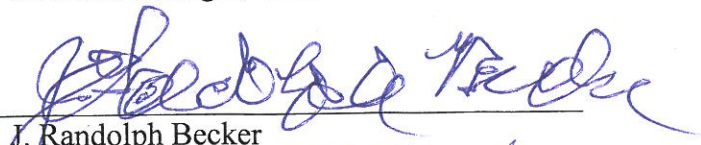
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WELLESLEY, MA 02452
2018 MAR 15 12:17

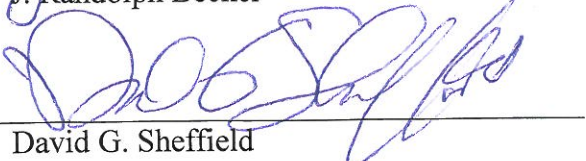
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42 River Ridge

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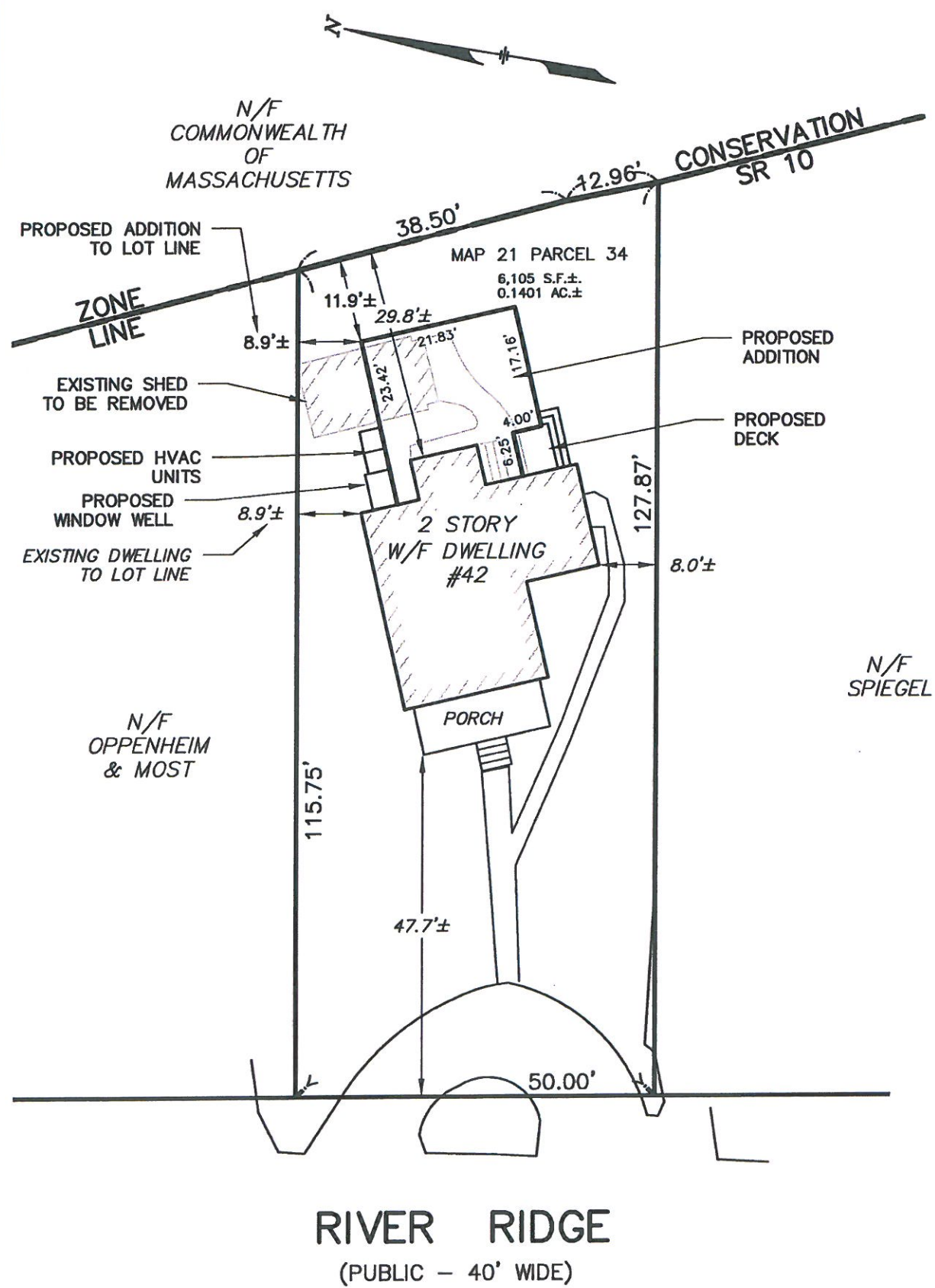
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


Richard L. Seegel, Chairman


J. Randolph Becker


David G. Sheffield

cc: Planning Board
Inspector of Buildings
lrm

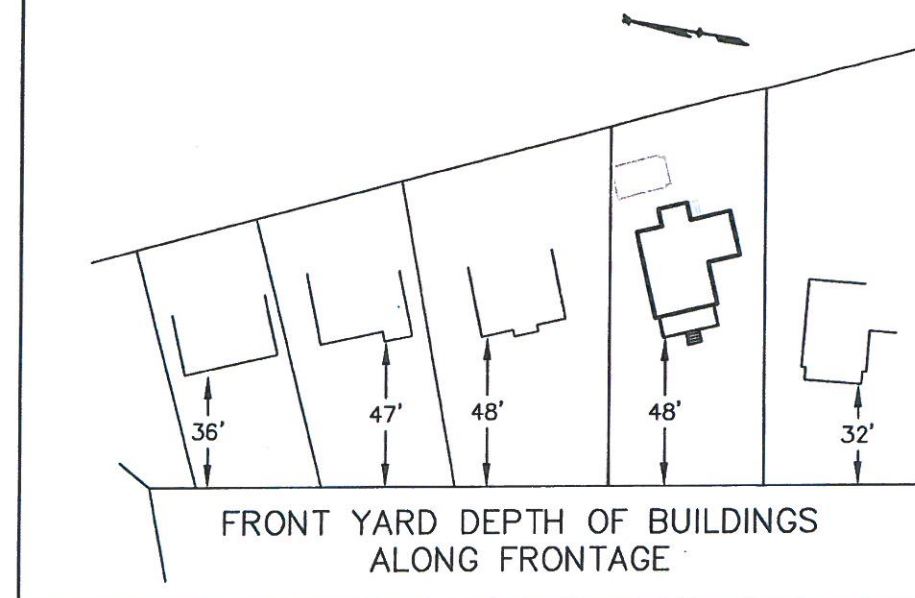


ZONING DISTRICT

SINGLE RESIDENCE 10
 MIN. FRONTAGE=60'
 MIN. AREA=10,000 S.F.
 FRONT YARD SETBACK=30'
 SIDE YARD SETBACK=20'
 REAR YARD SETBACK=10'

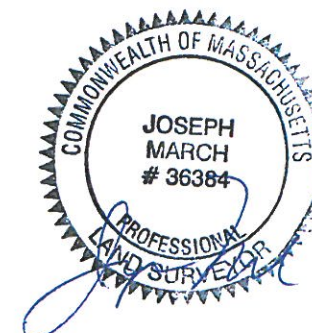
TABLE OF BUILDING COVERAGE

MAXIMUM BUILDING COVERAGE = 1,526 SF.
 EXISTING BUILDING COVERAGE = 1,126 SF.
 PROPOSED BUILDING COVERAGE = 1,399 SF.



THE EXISTING DWELLING AND THE PROPOSED ADDITION ON THIS PROPERTY ARE LOCATED AS SHOWN AND ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP; MIDDLESEX COUNTY, MASSACHUSETTS; MAP NUMBER 25017C0009 E DATED: JULY 17, 2012.

11/17/17 *Joseph March*
 DATE REGISTERED PROFESSIONAL LAND SURVEYOR



PROPOSED PLOT PLAN
 IN

WELLESLEY, MASSACHUSETTS
 (NORFOLK COUNTY)

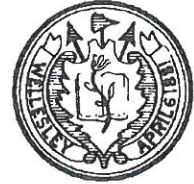
FOR: HO
 SCALE: 1"=20' NOVEMBER 17, 2017

STAMSKI AND McNARY, INC.
 1000 MAIN STREET ACTON, MASSACHUSETTS
 ENGINEERING - PLANNING - SURVEYING

(5847.ZBA.PPL.dwg) 42 River Ridge SM-5847

RIVER RIDGE
 (PUBLIC - 40' WIDE)

Town of Wellesley
Department of Public Works
Engineering Division



Joshua Van Houten, Civil Engineer

TO: Lenore Mahoney
DATE: March 7, 2018
SUBJECT: **ZBA 2018-05 (42 River Ridge)**

Lenore,

I have received and reviewed a proposed plan to address the driveway issues raised in my previous memo from January 24, 2017.

The proposed plan from Stamski and McNari, Inc. is dated November 17, 2017 and revised March 6, 2018. This plan shows the existing horseshoe shaped driveway being removed and replaced with a new driveway that conforms to the Town of Wellesley Standard for a Double Width Residential Driveway.

The proposed driveway has a width of 20', a length of 20' on private property, and will eliminate parking on Town property. The DPW approves this design as it conforms to the Town standard and addresses the concerns of my previous memo.

If you have any questions or issues, please call 781-235-7600 ext:3319.

Thank You

Joshua Van Houten

CC. Dave Hickey
Enc. Stamski and McNari, Inc. Plan dated 11/17/17, revised 3/6/18



Columbia Design Group, LLC
Consulting Engineers

March 2, 2018

Jacob Lilley
Jacob Lilley Architects, Inc.
103 Central St.
Wellesley, MA 02482

RE: Project – 42 River Ridge Road
Letter of engagement

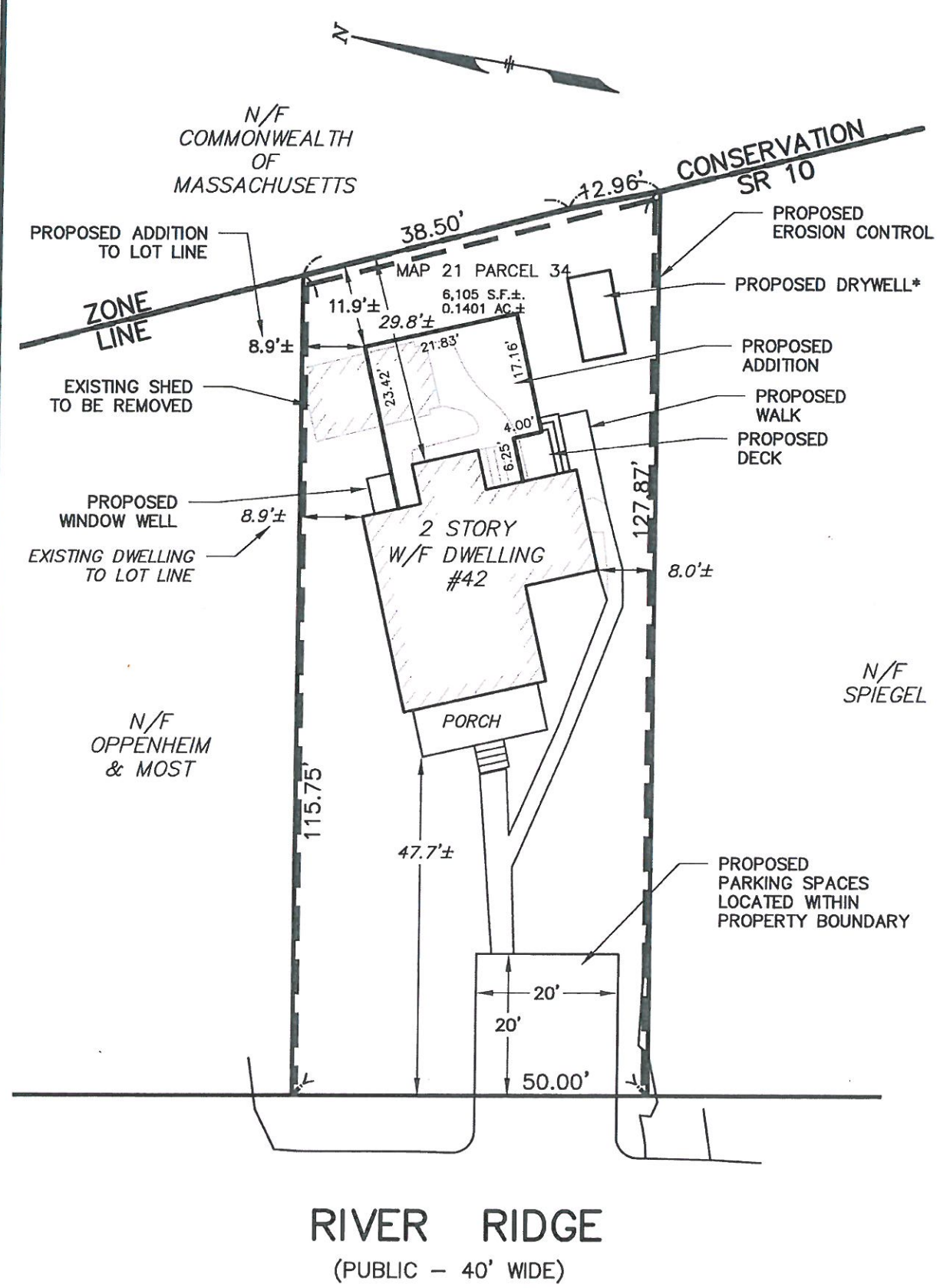
Dear Mr. Lilley:

We have been retained by Timmy Ho at 42 River Ridge Road in Wellesley per their house addition, and roof rain water control management needs as stipulated by the Wellesley Zoning Board. We will provide civil engineering services and soil testing of the soils in order to develop a storm drainage system that will manage the roof run off from both the addition and the existing roof.

If you have any questions, please contact me at 617.506.1474

Sincerely,
Columbia Design Group, LLC.

Peter Gammie, P.E.
Principal Engineer

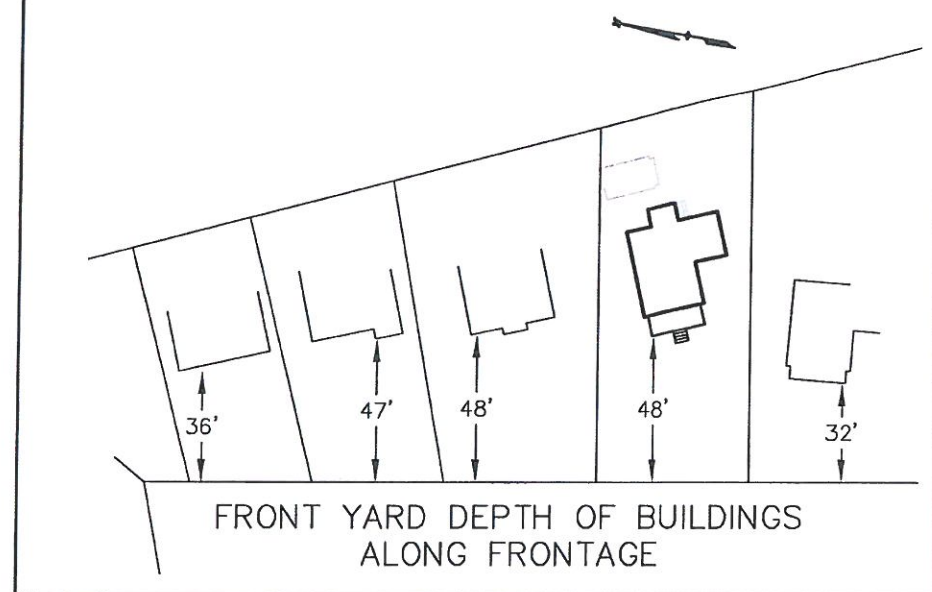


ZONING DISTRICT

SINGLE RESIDENCE 10
 MIN. FRONTAGE=60'
 MIN. AREA=10,000 S.F.
 FRONT YARD SETBACK=30'
 SIDE YARD SETBACK=20'
 REAR YARD SETBACK=10'

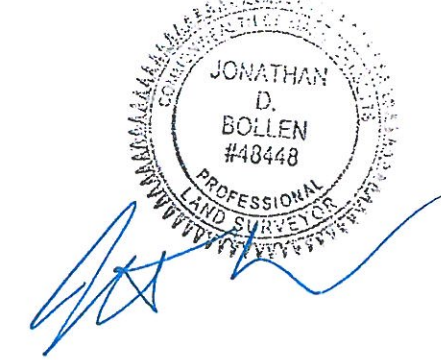
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EXISTING BUILDING COVERAGE = 1,126 SF.
PROPOSED BUILDING COVERAGE= 1,399 SF.



THE EXISTING DWELLING AND THE PROPOSED ADDITION ON THIS PROPERTY ARE LOCATED AS SHOWN AND ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP; MIDDLESEX COUNTY, MASSACHUSETTS; MAP NUMBER 25017C0009 E DATED: JULY 17, 2012.

MARCH 7, 2018
 DATE REGISTERED PROFESSIONAL LAND SURVEYOR



PROPOSED PLOT PLAN
 IN
WELLESLEY, MASSACHUSETTS
 (NORFOLK COUNTY)

FOR: HO
 SCALE: 1"=20' NOVEMBER 17, 2017
 REVISED: FEBRUARY 13, 2018
 REVISED: MARCH 6, 2018
STAMSKI AND MCNARY, INC.
 1000 MAIN STREET ACTON, MASSACHUSETTS
 ENGINEERING - PLANNING - SURVEYING

** DRYWELL DESIGN TO BE FINALIZED AT A LATER DATE.