



## ZONING BOARD OF APPEALS

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

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ZBA 2016-17

Petition of Thomas &amp; Philippa Ford

~~76 Sheridan Road~~ 25 Granite St (c.m.)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 3, 2016, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Thomas & Philippa Ford requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing breezeway and one-story, one-car garage and construction of a two-story addition and an attached one-story, two-car garage that will meet all setback requirements, on an existing nonconforming structure with less than required front yard and side yard setbacks, on a corner lot at 25 Granite Street, in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On February 16, 2016, 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 Philippa Ford, the Petitioner. Ms. Ford said that the request is for a special permit for a conforming addition to a house with a pre-existing nonconformity.

The Board asked about Total Living Area plus Garage (TLAG) calculations. The Board discussed the threshold for Large House Review (LHR) in a 10,000 square foot Single Residence District. A Board member questioned whether the Board should insert a condition requiring that TLAG calculations be submitted.

The Board discussed pre and post lot coverage. The Board discussed the estimated increase in living area. The Board said that there is nothing on the face of this that says that it is vastly increasing, based on the drawings on hand.

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 25 Granite Street, on a corner lot, with an existing nonconforming front yard setback to Granite Street and a minimum side yard setback of 11.1 feet.

ZBA 2016-17

Petition of Thomas & Philippa Ford

~~76 Sheridan Road~~ 25 Granite St. (L.M.)

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing breezeway and one-story, one-car garage and construction of a two-story addition and an attached one-story, two-car garage that will meet all setback requirements, on an existing nonconforming structure with less than required front yard and side yard setbacks, on a corner lot, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 12/22/14 and a Proposed Plot Plan, dated 1/26/16, stamped by Terrence M. Ryan, Professional Land Surveyor, Existing Floor Plans and Elevation Drawings, dated 2/8/16 and Proposed Floor Plans and Elevation Drawings, dated 5/21/15, prepared by Stephen R. Nelson Associates, and photographs were submitted.

On February 23, 2016, the Planning Board reviewed the petition and recommended that the Board defer action.

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 demolition of an existing breezeway and one-story, one-car garage and construction of a two-story addition and an attached one-story, two-car garage that will meet all setback requirements, on an existing nonconforming structure with less than required front yard and side yard setbacks, on a corner lot, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, as it shall neither increase an existing nonconformity nor create a new nonconformity.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for demolition of an existing breezeway and one-story, one-car garage and construction of a two-story addition and an attached one-story, two-car garage that will meet all setback requirements, on an existing nonconforming structure with less than required front yard and side yard setbacks, on a corner lot, 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.

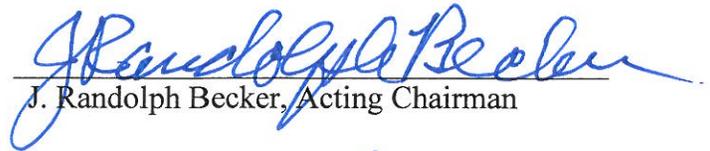
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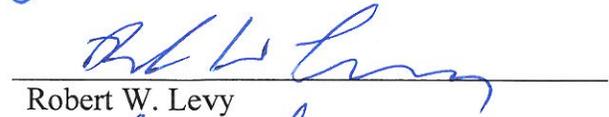
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25 Granite Street

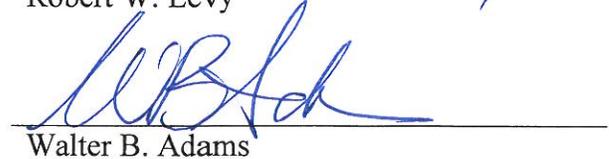
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APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.

  
J. Randolph Becker, Acting Chairman

  
Robert W. Levy

  
Walter B. Adams

cc: Planning Board  
Inspector of Buildings  
lrm

# PLOT PLAN 25 GRANITE STREET WELLESLEY, MASS.

DATE: DECEMBER 22, 2014

SCALE: 1" = 20'

PREPARED FOR:

THOMAS & PHILIPPA FORD  
25 GRANITE STREET  
WELLESLEY, MASS. 02482

ENGINEERS & SURVEYORS:

APPLEWOOD SURVEY LLC  
21 GREEN STREET  
HOLLISTON, MASS. 01746  
TERRENCE M. RYAN R.L.S. 37057

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ZONED: SINGLE RES.  
AREA: 10,000 SF  
FRONTAGE: 80 FT  
SETBACK: 30 FT\*  
SIDEYARD: 20 FT  
REARYARD: 10 FT  
COVERAGE: 2,500 SF

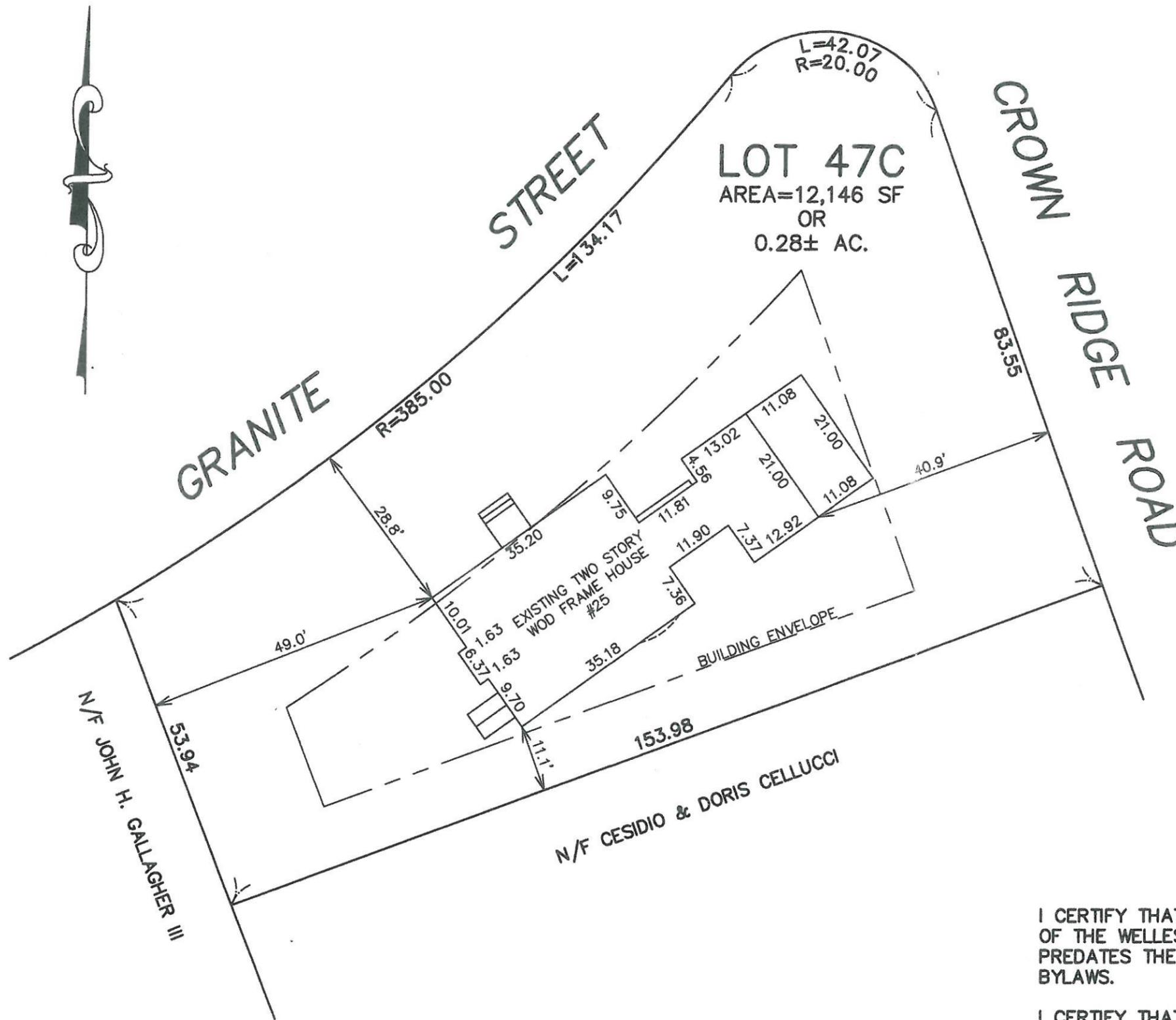
\* SUBJECT TO 500' RULE

L.C. CERT. #189324  
ASSESSORS MAP 135 LOT 4  
EXISTING COVERAGE: 1,367 SF = 11.2%



I CERTIFY THAT THE LOT SHOWN CONFORMS TO THE DIMENSIONAL REGULATIONS OF THE WELLESLEY ZONING BYLAWS AND THE EXISTING HOUSE SHOWN THEREON PREDATES THE DIMENSIONAL OFFSET REGULATIONS OF THE WELLESLEY ZONING BYLAWS.

I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON ARE LOCATED IN A FEDERAL FLOOD HAZARD ZONE "X" - SUBJECT TO MINIMAL FLOODING (SOURCE: F.I.R.M. 25021C0016E).



# PROPOSED PLOT PLAN 25 GRANITE STREET WELLESLEY, MASS.

DATE: JANUARY 26, 2016

SCALE: 1" = 20'

PREPARED FOR:

THOMAS & PHILIPPA FORD  
25 GRANITE STREET  
WELLESLEY, MASS. 02482

ENGINEERS & SURVEYORS:

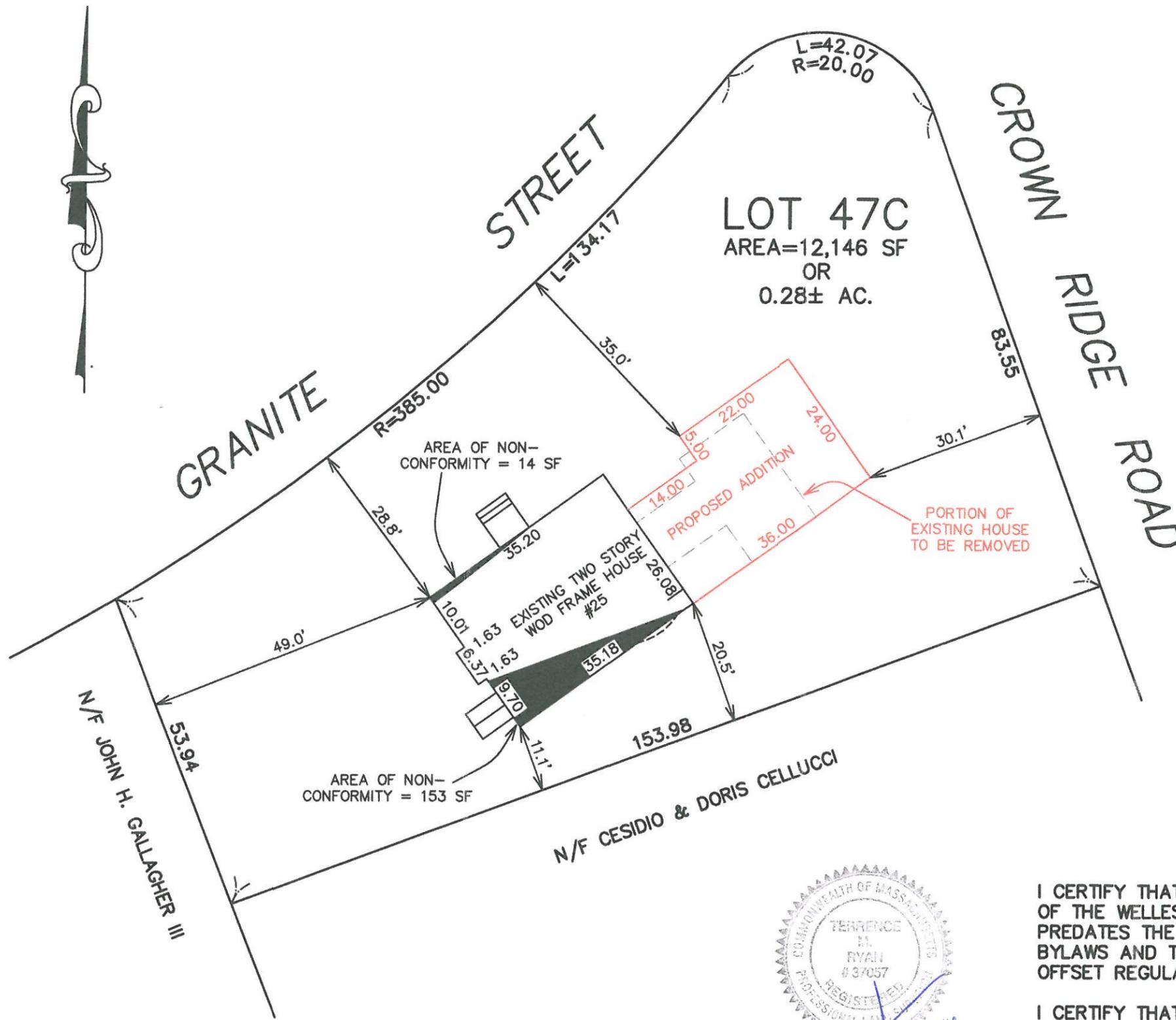
APPLEWOOD SURVEY LLC  
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FRONTAGE: 80 FT  
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SIDEYARD: 20 FT  
REARYARD: 10 FT  
COVERAGE: 2,500 SF

\* SUBJECT TO 500' RULE

L.C. CERT. #189324  
ASSESSORS MAP 135 LOT 4  
PROPOSED COVERAGE: 1,782 SF = 14.8%



I CERTIFY THAT THE LOT SHOWN CONFORMS TO THE DIMENSIONAL REGULATIONS OF THE WELLESLEY ZONING BYLAWS AND THE EXISTING HOUSE SHOWN THEREON PREDATES THE DIMENSIONAL OFFSET REGULATIONS OF THE WELLESLEY ZONING BYLAWS AND THAT THE PROPOSED ADDITION CONFORMS TO THE DIMENSIONAL OFFSET REGULATIONS OF THE WELLESLEY ZONING BYLAWS.

I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON ARE LOCATED IN A FEDERAL FLOOD HAZARD ZONE "X" - SUBJECT TO MINIMAL FLOODING (SOURCE: F.I.R.M. 25021C0016E).