



ZONING BOARD OF APPEALS

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

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ZBA 2016-26
 Petition of Rob & Erin Forker
 11 Carver Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 7, 2016, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Rob & Erin Forker requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that demolition of a portion of an existing structure and a nonconforming deck with less than required side yard setbacks, and construction of a two-story addition and deck that will meet all setback requirements, on an 11,500 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in a Water Supply Protection District, at 11 Carver Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On March 21, 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 were Jake Lilley, Architect and Rob Forker, the Petitioner. Mr. Lilley said that the request is for a Special Permit/Finding for a property that is nonconforming due to the lot size. He said that Mr. Forker and his family are moving out from the city. He said that they recently purchased this little cape that probably has not been touched in a while and needs some tlc. He said that there is an addition at the back that is rather dated. He said that the proposal is to remove the addition off of the back and add one that is more appropriate and in keeping with today's living standards. He said that it will be fully compliant. He said that the existing house has a deck that goes all the way around it and crosses into the setback area in places. He said that the plan is to remove a majority of that to make it as compliant as possible.

Mr. Forker said that the house was built in 1951. A Board member said that was a period of time when houses were smaller. He said that the proposed addition seems to be in scale with the rest of the neighborhood.

Mr. Lilley said that the grade works in their favor. He said that because the grade falls off, it helps to minimize the structure. He said that the approach for most people these days is to take the house down. He said that it is refreshing when people are willing to work with a house that has character.

A Board member said that this house can be seen from three directions.

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 11 Carver Road, on an 11,500 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in a Water Supply Protection District, with a minimum side yard setback of 12.1 feet.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that demolition of a portion of an existing structure and a nonconforming deck with less than required side yard setbacks, and construction of a two-story addition and deck that will meet all setback requirements, on an 11,500 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 3/4/16, stamped by John R. Hamel, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 3/10/16, prepared by Jacob Lilley, Architects, and photographs were submitted.

On April 6, 2016, the Planning Board reviewed the petition and recommended that the 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 demolition of a portion of an existing structure and a nonconforming deck with less than required side yard setbacks, and construction of a two-story addition and deck that will meet all setback requirements, on an 11,500 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in a Water Supply Protection District, 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 a portion of an existing structure and a nonconforming deck with less than required side yard setbacks, and construction of a two-story addition and deck that will meet all setback requirements, on an 11,500 square foot corner lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in a Water Supply Protection District, 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.

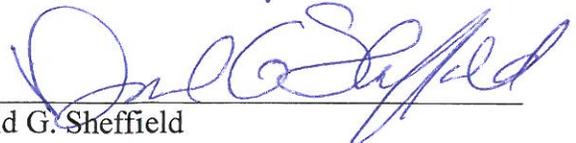
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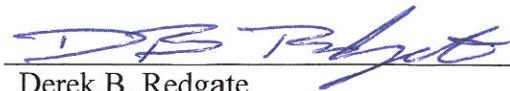
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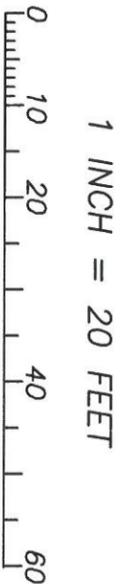
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


Richard L. Seegel, Chairman


David G. Sheffield

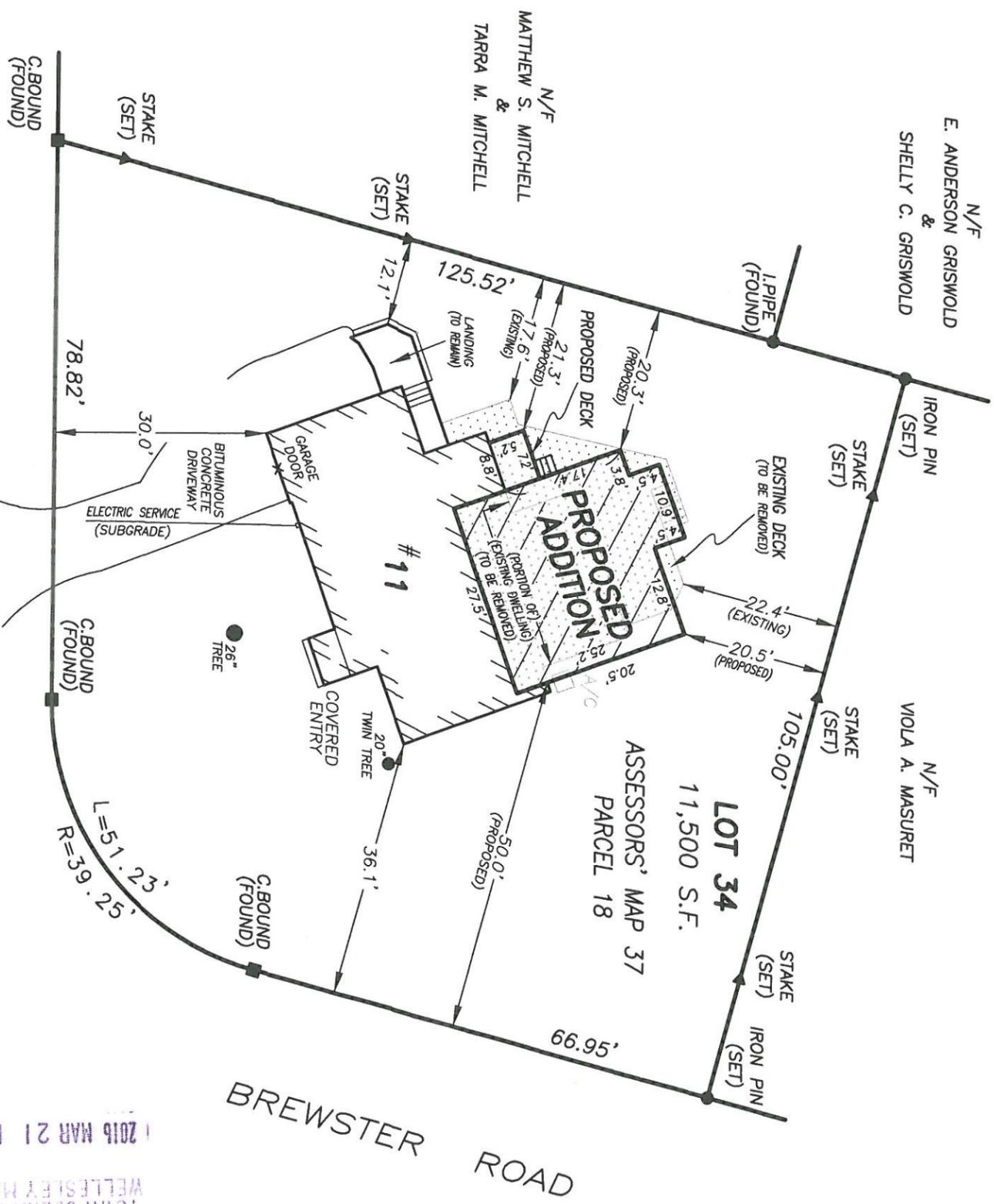

Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm



SITE PLAN
 11 CARVER ROAD
WELLESLEY, MASSACHUSETTS
 1 INCH = 20 FEET MARCH 4, 2016
 SNELLING & HAMEL ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS & ENGINEERS
 10 LEWIS STREET P.O. BOX 102
 LINCOLN, MASSACHUSETTS 01773

OWNERS OF RECORD:
 LEE ROBINSON FORKER III
 &
 ERIN JOBSON FORKER
 BK. 33708 PG. 6



CARVER ROAD

BREWSTER ROAD

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- NOTES:
- ZONING DISTRICT: SINGLE RESIDENCE 15
 - EXISTING LOT COVERAGE = 1,987± S.F. OR 17.3%
 - PROPOSED LOT COVERAGE = 1,939± S.F. OR 16.9%
 - CONSTRUCTION SURVEY STAKEOUT IS RECOMMENDED TO ASSIST IN THE PLACEMENT OF THE PROPOSED STRUCTURES
 - THE 500' FRONT YARD SETBACK RULE DOES NOT APPLY

- PLAN REFERENCES:
- PLAN BOOK 2185 PAGE 564
 - PLAN 739 OF 1947

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF OCTOBER 29, 2015, WITH THE USE OF A TOPCON TOTAL STATION.

John R. Hamel
 JOHN R. HAMEL
 PROFESSIONAL
 LAND SURVEYOR



DATE 3-4-2016

15895.DWG
 MARCH 4, 2016