



ZONING BOARD OF APPEALS

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ZBA 2016-39
Petition of Mei Ying Gao
28 River Ridge

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 2, 2016, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Mei Ying Gao requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that construction of a two-story addition, a second story addition and a deck with less than required right side yard setbacks, and construction of a two-story addition with less than required left side yard setbacks, on an existing nonconforming structure with less than required front yard, left side yard and right side yard setbacks, with less than required frontage, at 28 River Ridge, in a 10,000 square foot Single Residence District and a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On May 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.

WITHDRAWN WITHOUT PREJUDICE

Presenting the case at the hearing was John Lee, Architect, representing Mei Yin Gao, the Petitioner. Mr. Lee said that the request is for a special permit for an addition to the existing small family home with 1,116 square feet. He said that the house is so small it is hard to raise a family. He said that the lot is 13,010 square feet and lot coverage of 20 percent is allowed, which is 2,602 square feet. He said that the proposal is for an 18 foot by 14 foot addition at the rear, to enclose the existing deck, and addition of a second story. He said that the total will be 2,515 square feet.

Mr. Sheffield said that the house will change from a two-story to a three-story.

Mr. Lee said that on the right side they respected the neighbor by not raising as high as the central piece.

Mr. Sheffield said that comparing Plans A-1 and A-1.1 to Plan A-2, East Elevation, the floor plans show a break in the façade of 10 inches but that does not show on Plan A-2. He said that a dotted line is shown on Plan A-2. Mr. Lee said that A-3 from the rear shows a shift. Mr. Sheffield said that the dormer at the third floor does not show any shift at all. Mr. Lee said that the dormer will line up with the addition.

Mr. Becker said that looking at the exterior East Elevation, the dividing line between the existing and the proposed goes through the dormer. Mr. Sheffield said that it is shown as a dashed line, not a change in dimension. He said that it does not show a corner board, which would indicate how the façade is designed. He said that it will be a strange condition at the dormer. He said that he was not sure if the Petitioner would want to have the dormer on the addition part. He said that they will have to change the gutter. He said that there will be all sorts of problems there. He said that they may have to adjust the plan

a little bit. He said that the easiest way to solve the problem would be to cut it short and turn the lavatory sink 90 degrees.

Mr. Redgate said that the Petitioner is Mei Gao. He said that the plans say, "Eddie Zou Residence." Mr. Lee said that he worked with the son.

Mr. Redgate asked if the garage elevations are accurate. Mr. Lee said that is existing. He said there is a porch that they will remove. Mr. Redgate asked if the driveway really is that much lower. Mr. Lee said that it drops a lot.

Mr. Redgate asked about the small addition. Mr. Lee said that there is an exposed concrete deck with will be enclosed to create a bigger kitchen with a second floor over it. He said that there will be a wooden deck behind that addition.

Olimpiu Dejeu, 30 River Ridge, said that he lives on the east side of the property. He said that the property is only four feet away from his driveway. He asked if some fence, at least temporary, could be put up during construction because he parks his car in the driveway. He asked about removal of the asbestos siding. Mr. Lee said that it will be new siding. Mr. Sheffield said that the Building Inspector will ensure that the asbestos has been removed in accordance with all regulations. He said that the request for a fence is reasonable, and if the Petitioner agrees to it, the Board can make that a condition.

Fred Klingmeyer, 32 River Ridge, said that he is happy with improvement to the neighborhood. He said that he is happy that the plan is to enlarge the house so that it will better accommodate a family. He said that he and his wife spoke with some of the neighbors and they had no objections to the plans.

Mr. Becker read the Planning Department Staff recommendation. Mr. Sheffield said that he suspected that the Planner saw the exterior East Elevation and did not see the drawing articulate the break that is intended. He said that the 10 inch break will reduce the massing to a better proportion that if it was just a flat façade.

Mr. Sheffield moved that the Board approve the special permit subject to conditions that the East Elevation be corrected to show the 10 inch setback on the new addition, that the amount of dormer shown at the third level be redrawn, and that a protective fence with a scrim to control dust during construction be installed for the length of the construction.

Mr. Redgate said that he was in agreement with the Planner. He said that this is one of the most nonconforming lots that he has seen. He said that it is a lot of house squeezed onto a very unusual lot. Mr. Lee said that there is a lot of land at the back. Mr. Redgate said that a scaled down program of what is shown on the plans would be more appropriate for the neighborhood. He said that there could be an improvement to the east side setbacks that they are holding for the addition and the deck. He said that the existing setback is 4.2 feet and the proposed setback is 4.2 feet. Mr. Lee that it will only be 8.7 feet long-on top of existing footings. Mr. Redgate said that something of less magnitude for this lot is warranted. He said that the existing house is 1,116 square feet and the proposed house is 2,500 square feet, which is double the size. Mr. Lee said that it is under 20 percent lot coverage.

Mr. Becker said that from a procedural sense, the motion failed. Mr. Becker discussed Board procedures going forward.

Mr. Sheffield said that the dimensions of the site restrict what is actually possible. He said that the larger façade is on the side with the greater setback.

Mr. Redgate said that the existing east elevation versus the proposed elevation is quite dramatic.

Mr. Sheffield said that looking at the satellite image of the adjacent property at 26 River Ridge, the proposed house would have similar roof and massing. Mr. Becker said that the depth of 28 would be about the same as the depth of 26 River Ridge.

Mr. Sheffield said that, looking at the old drawings, there were apparently three identical houses on River Ridge. He said that they are no longer identical. Mr. Redgate said that photographs of the other houses may be helpful.

Mr. Redgate said that there needs to be some consideration to improve the nonconforming elements. He said that there should be some effort to not expand the nonconforming elements especially on the side where there is only a four foot setback.

The Board discussed allowing the petition to be withdrawn without prejudice versus continuing the hearing.

Mr. Lee said that he could fix the west elevation. He said that they are not adding on the east side but staying on the footprint. He said that they did not raise the addition there as high as the center piece to respect the neighbor. He said that they tried to minimize demolition.

Mr. Redgate said that his concerns are the same as those in the Planning Department recommendation, specifically the West Elevation at the East property line. He said that he would like to see an effort to not expand on the existing nonconformity, if possible. He said that he would like to see improvement of the massing on the East Elevation at the West property line. He said that there are three floors, including a dormer. Mr. Becker confirmed that Mr. Redgate objects more to the massing and less to the doubling of square footage. Mr. Redgate said that expanded the structure to the rear would not be as much of an issue.

Mr. Sheffield said that the floor plans for the east side could be modified because it is a kitchen on the first floor and a master bedroom on the second floor.

Mr. Redgate said that a concept that is longer and less massing may be acceptable. He said that there is only 45 feet of frontage. He said that there essentially five feet to build on. He said that there is a better solution to the amount of square footage that they are looking to build. He said that the solution may be a different or modified design that is pulled away from the property lines and does not have such a drastic three story elevation.

Mr. Lee asked that the Board allow the petition to be withdrawn without prejudice.

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Mr. Sheffield moved and Mr. Redgate 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.

PLOT PLAN

AT
#28 RIVER RIDGE ROAD
 IN
WELLESLEY, MASS.

PREPARED BY:
NEPONSET VALLEY SURVEY ASSOC., INC.

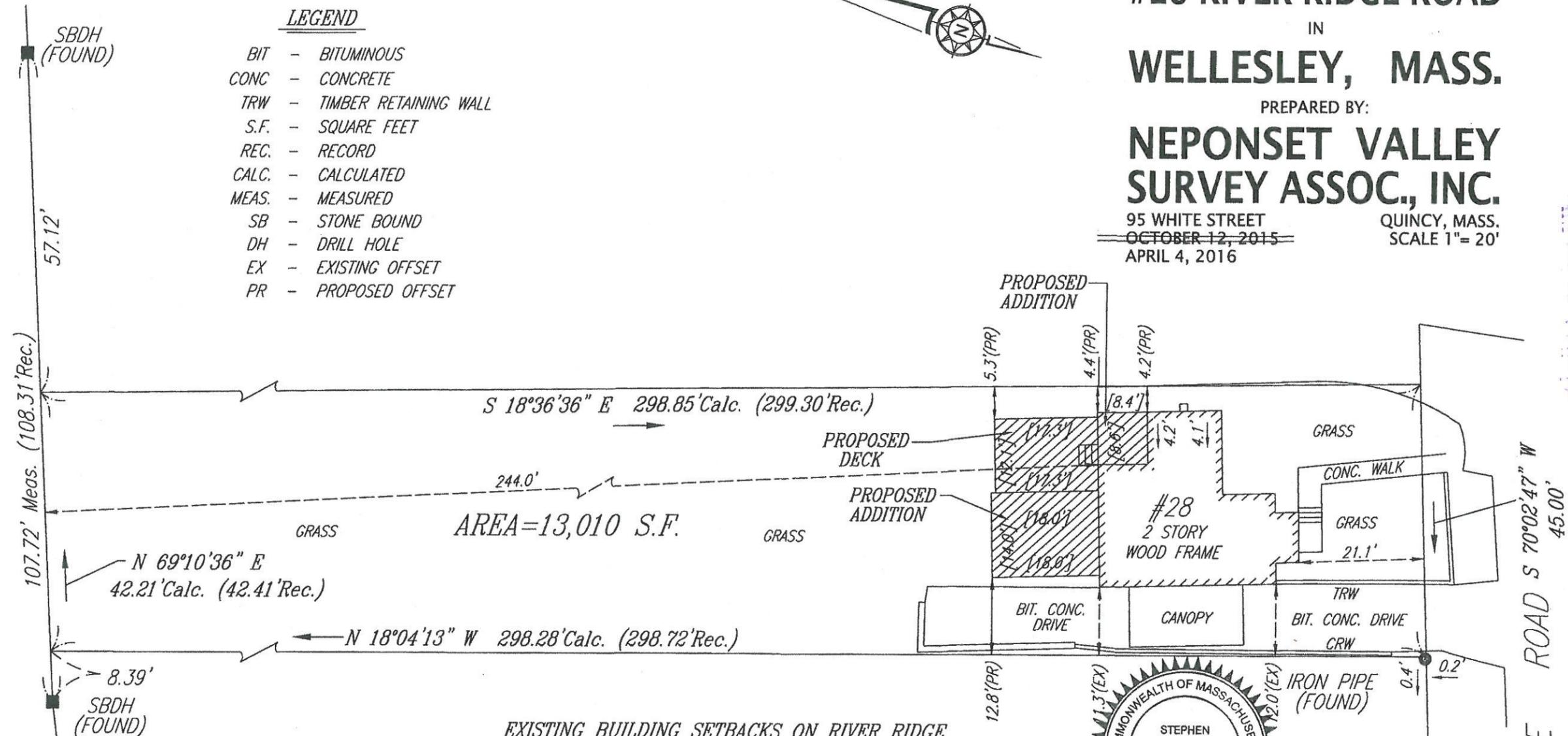
95 WHITE STREET QUINCY, MASS.
~~OCTOBER 12, 2015~~
 APRIL 4, 2016
 SCALE 1" = 20'

PLAN BK. 339, NO. 968



LEGEND

- BIT - BITUMINOUS
- CONC - CONCRETE
- TRW - TIMBER RETAINING WALL
- S.F. - SQUARE FEET
- REC. - RECORD
- CALC. - CALCULATED
- MEAS. - MEASURED
- SB - STONE BOUND
- DH - DRILL HOLE
- EX - EXISTING OFFSET
- PR - PROPOSED OFFSET



AREA = 13,010 S.F.

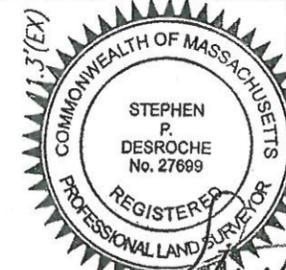
EXISTING BUILDING SETBACKS ON RIVER RIDGE

10 RIVER RIDGE - 2.4'	32 RIVER RIDGE - 38.2'
26 RIVER RIDGE - 31.0'	34 RIVER RIDGE - 33.6'
30 RIVER RIDGE - 25.0'	36 RIVER RIDGE - 42.2'

EXISTING LOT COVERAGE = 693 S.F. (5.3%)
 PROPOSED LOT COVERAGE = 1,247 S.F. (9.6%)

REFERENCES

- NORFOLK COUNTY REGISTRY OF DEEDS
- DEED BOOK 1948 - PAGE 190
- DEED BOOK 4191 - PAGE 399
- PLAN BOOK 317 - NO. 1428
- PLAN BOOK 327 - NO. 1284
- PLAN BOOK 339 - NO. 968
- PLAN BOOK 387 - NO. 1088
- PLAN BOOK 425 - NO. 717



STEPHEN P. DesROCHE PLS No. 27699



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