

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2016-45
Petition of Curtis Krechevsky
5 Wilde Road

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WELLESLEY MA 02482
2016 JUN 15 P 2:35

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 Curtis Krechevsky 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 second story addition 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, on an 8,400 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District, at 5 Wilde Road, 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.

Presenting the case at the hearing was Curt Krechevsky, the Petitioner. He said that he and his wife have lived in town for 26 years. He said that they have lived in the same house that they moved into in 1990. He said that the request is for a special permit to improve an existing master bath that currently has a step down bathroom. He said that they have hopes of retiring in this house. He said that it has always been a safety issue and he only sees it as becoming more significant. He said that it is essentially an interior renovation but in order to gain the necessary height for the new master bathroom, they are proposing to put in a dormer in place of the existing roofline. He said that it will not be higher than other parts of the house or the roofline of the abutting property. He said that the footprint of the house will not change. He said that there will be no drainage issues created. He said that there are no existing drainage issues. He said that the height of the dormer is below the limit. He said that they will lose a side window in the master bath but that will give the abutters at 3 Wilde Road more privacy.

The Board said that the property is nonconforming for side lot line and lot size.

A Board member discussed the expressed gable end on the proposed rear elevation. He said that it cannot be symmetrical. Mr. Krechevsky said that the rear of the house in the back yard has an arbor vitae hedge that screens it from the adjacent properties. He said that making the rear elevation less symmetrical should not matter to the neighbors from a visual standpoint.

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 5 Wilde Road, on an 8,400 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District, with a minimum left side yard setback of 14.3 feet and a minimum right side yard setback of 13.3 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 construction of a second story addition 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, on an 8,400 square foot lot in a Single Residence District in which the minimum lot size is 10,000 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 4/30/16, stamped by Ronald R. Turchi, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 3/28/16 & 4/22/16, prepared by Designturn, and photographs were submitted.

On May 31, 2016, the Planning Department Staff 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 although construction of a second story addition 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, on an 8,400 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District 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 construction of a second story addition 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, on an 8,400 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, 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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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

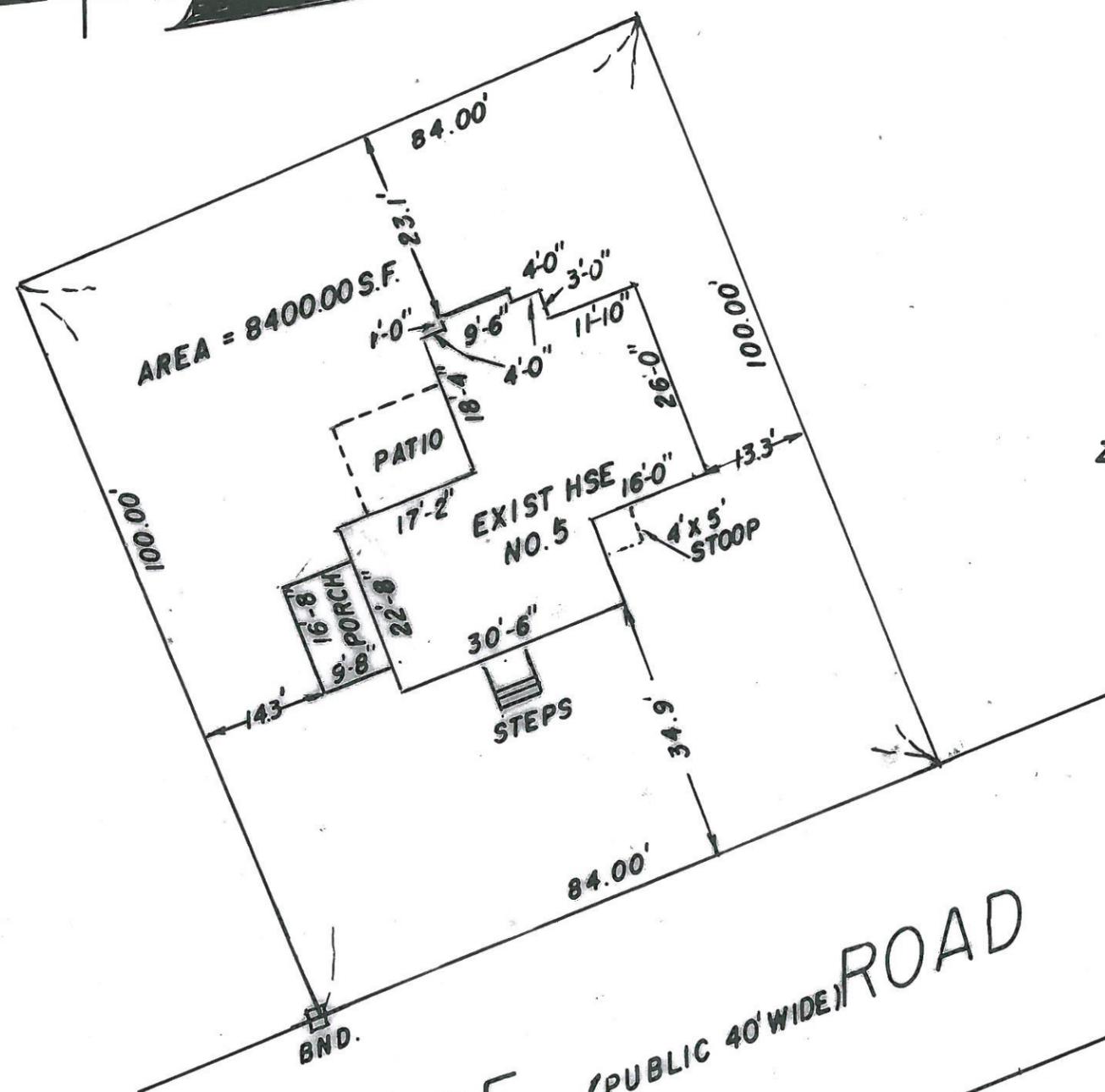

David G. Sheffield


Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm

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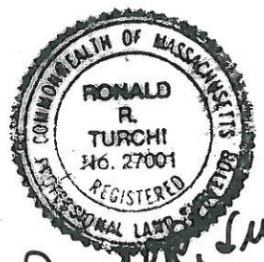
2016 MAY 16 A 10:55



ZONED: SINGLE RESIDENCE
SIDE YARD = 20 FT.
REAR YARD = 10 FT.
FRONT YARD = 30 FT.

I CERTIFY THAT THE LOT SHOWN
AND THE BUILDING THEREON ARE NOT
LOCATED WITHIN THE FEDERAL
FLOOD HAZARD AREA.

WILDE (PUBLIC 40' WIDE) ROAD



Ronald R. Turchi
4-30-16

PLOT PLAN OF LAND
IN
WELLESLEY, MASSACHUSETTS
OWNED BY: CURTIS AND TRACY KRECHEVSKY
5 WILDE ROAD
WELLESLEY, MA. 02181

SCALE 1" = 20'