



ZONING BOARD OF APPEALS

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

RICHARD L. SEEGEL, CHAIRMAN
 J. RANDOLPH BECKER, VICE CHAIRMAN
 DAVID G. SHEFFIELD

LENORE R. MAHONEY
 EXECUTIVE SECRETARY
 TELEPHONE
 (781) 431-1019 EXT. 2208
 web: www.wellesleyma.gov

RECEIVED
 TOWN CLERK'S OFFICE
 WELLESLEY MA 02482
 AUG 25 P 2:45
 ROBERT W. LEVY
 WALTER B. ADAMS
 BREK B. REDGATE

ZBA 2016-66
 Petition of Nils & Hill Hegstad
 24 Standish Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 11, 2016 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Nils & Jill Hegstad requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing porch, removal of an existing bulkhead, and construction of a two-story addition and deck that will meet all setback requirements, on an existing nonconforming structure with less than required left side yard setbacks, on an 11,010 square foot lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in a Water Supply Protection District, at 24 Standish Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. The project includes replacing the garage door on the existing nonconforming garage and replacing the exterior kitchen door.

On July 26, 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 Michelle Tuck, Architect, and Nils Hegstad, the Petitioner.

Ms. Tuck said that Mr. Hegstad grew up in Wellesley. She said that he moved away for a couple of years to attend college and is now back. She said that his wife, Jill, could not be here tonight because they had a baby three days ago.

Ms. Tuck said that the request is for a special permit. She said that the house was built in 1938. She said that it is a Royal Barry Wills design. She said that there is existing 1,440 square feet above the basement. She said that there are two floors, a one-car attached garage, a full basement and a sunroom at the back. She said that the existing house sits inside of the setbacks on three sides. She said that the garage side is 18 feet from the property line instead of the required 20 feet. She said that the existing lot is nonconforming at 11,010 square feet in a 15,000 square foot Single Residence District.

Ms. Tuck said that the proposal is for a new addition that will cause them to remove the existing sunroom at the back and put in a new family room. She said that the project will include part of the kitchen, a new powder room and an elevated deck on the first floor. She said that the full basement will be unfinished at this time. She said that second floor will be a master bedroom, master bathroom and closet. She said that the new addition and deck will conform to all of the setbacks. She said that the structure will still be below the maximum allowed lot coverage of 20 percent. She said that the existing house is at 8.5 percent and the new house will be at 12.7 percent and with the deck at 14.5 percent. She said that the peak of the

addition will be the same as the existing house. She said that height to average grade will be 27.5 feet. She said that the addition will be in keeping with the existing house. She said that they will be using similar sized windows, including windows that look similar to the sunroom that will be removed. She said that a low roof will wrap around the addition so that the addition will not look as tall as the rest of the house. She said that they are proposing a few minor changes to the front of the house but nothing in the footprint. She said that they will remove the chamfers around the garage door and repeat that at the mudroom entrance. She said that they will pull the existing door forward. She said that the new basement addition is almost at walkout height. She said that they are proposing to re-grade a little bit at the back door to get the walkout. She said that the re-grading will reach the natural grade far before the rear property line. She said that the new elevated deck will be wrapped in lattice for storage space below.

Ms. Tuck said that, given that the new addition will comply with all of the setback requirements, they believe that this change will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

The Board commended Ms. Tuck on the completeness of the submittal package.

The Board said that it received a letter of support from the abutter at 30 Standish Road.

There was no one present at the public hearing who wished to speak to the petition.

RECEIVED
PLANNING CLERK'S OFFICE
WELLESLEY MA 02482
AUG 25 P 2:45

Statement of Facts

The subject property is located at 24 Standish Road, on an 11,010 square foot 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 left side yard setback of 18 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 an existing porch, removal of an existing bulkhead, and construction of a two-story addition and deck that will meet all setback requirements, on an existing nonconforming structure with less than required left side yard setbacks, on an 11,010 square foot 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. The project includes replacing the garage door on the existing nonconforming garage and replacing the exterior kitchen door.

A Plot Plan, dated 6/23/16, revised 6/29/16, stamped by John R. Hamel, Professional Land Surveyor, Explanation of Request, dated 6/20/16, Existing and Proposed Floor Plans and Elevation Drawings, dated 6/20/16, prepared by Tuck + Tuck Architects, and photographs were submitted.

On July 27, 2016, the Planning Board reviewed the petition and recommended that the special permit be approved.

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 porch, removal of an existing bulkhead, and construction of a two-story addition and deck that will meet all setback requirements, on an existing nonconforming structure with less than required left side yard setbacks, on an 11,010 square foot 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 an existing porch, removal of an existing bulkhead, and construction of a two-story addition and deck that will meet all setback requirements, on an existing nonconforming structure with less than required left side yard setbacks, on an 11,010 square foot 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, in accordance with the submitted plot plan and construction drawings. The project includes replacing the garage door on the existing nonconforming garage and replacing the exterior kitchen door.

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.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2016 AUG 25 P 2:45

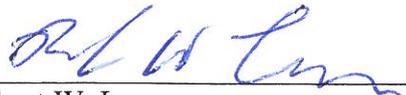
ZBA 2016-66
Petition of Nils & Jill Hegstad
24 Standish Road

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2016 AUG 25 P 2:45

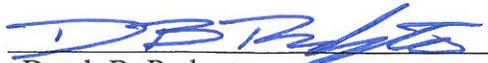
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



J. Randolph Becker, Acting Chairman



Robert W. Levy



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm

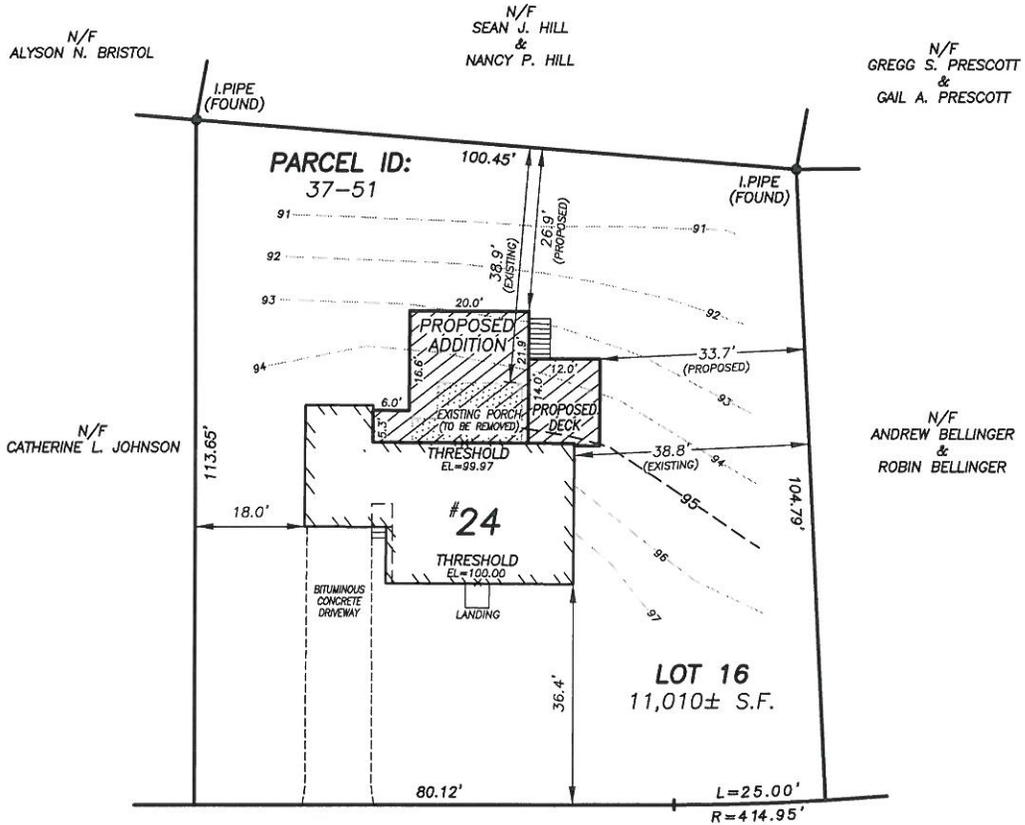
SITE PLAN
 24 STANDISH ROAD
WELLESLEY, MASSACHUSETTS
 1 INCH = 20 FEET JUNE 29, 2016
 SNELLING & HAMEL ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS & ENGINEERS
 10 LEWIS STREET P.O. BOX 102
 LINCOLN, MASSACHUSETTS 01773
 (781) 259-0071

SCALE 1" = 20'



APPROXIMATE NORTH

OWNERS OF RECORD:
 NILS C. HEGSTAD
 &
 JILLIAN C. HEGSTAD
 BK.33889 PG.419



STANDISH ROAD

NOTES:

- EXISTING LOT COVERAGE = 10.6% (1,166 SQ. FT.)
- PROPOSED LOT COVERAGE = 15.0% (1,648 SQ. FT.)

PLAN REFERENCES:

- PLAN 311 OF 1938
- LAYOUT OF STANDISH ROAD RECORDED AS PLAN 287 OF 1946

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF MAY 9, 2016, WITH THE USE OF A TOPCON TOTAL STATION.

John R. Hamel
 JOHN R. HAMEL
 PROFESSIONAL
 LAND SURVEYOR



JUNE 29, 2016
 DATE:

RECEIVED
 TOWN CLERK'S OFFICE
 WELLESLEY MA 02402
 2016 JUL 26 A 9:06