



ZONING BOARD OF APPEALS

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

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ZBA 2016-98
 Petition of Daniel & Elizabeth Stravinski
 14 Cottage Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 3, 2016 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Daniel & Elizabeth Stravinski requesting a Special Permit/Finding pursuant to the provisions of Section XIVD, Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing nonconforming one-story structure and reconstruction of a one-story structure with a basement with less than required left side yard setbacks, construction of a one-story structure with basement, construction of a covered deck, demolition of an existing one-car garage and construction of a one-story, two-car garage that will meet all setback requirements, on a 9,503 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Historic District, at 14 Cottage Street, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On November 14, 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 Robert Williamson, Designer, Elizabeth and Daniel Stravinski, the Petitioner.

Mr. Williamson said that the proposal is for significant renovations and a small addition at 14 Cottage Street. He said that the property is located in the Historic District, so they are taking special care and attention to follow guidelines. He said that the Historic District Commission granted approval of the project with a small proviso to modify the window detail.

Mr. Williamson said that the request before the Board is to alter a nonconforming structure on a nonconforming lot which is slightly under 10,000 square feet. He said that the existing structure is within the setbacks.

Mr. Williamson said that there are two dilapidated structures on the property that they are proposing to rebuild slightly in kind, to add a small 41 square foot addition to create a functional floor plan at the rear, and to replace the one-car garage with a two-car garage. He said that the 41 square foot addition and the proposed garage will meet setback requirements. He said that the structurally deficient structures will be rebuilt on the same footprints. He said that it is important that they rebuild them, given the historic nature of the building.

Mr. Williamson said that they will remove the aluminum siding and check the condition of the existing clapboards. He said that a lot of the trim, corner boards, water table and window trim will have to be replaced. He said that the roof, eaves, and shadow boards are all in relatively good shape and will be secured and repaired.

The Board confirmed that the existing one-story structure that is within the setback has no basement. Mr. Williamson said that it is open air under with footings on posts. He said that they are proposing to rebuild it with a basement.

A Board member asked about the door in the garage. He said that you will not be able to past the car to use the side door. Mr. Williamson said that it will be tight. He said that it will be a 20 by 22 foot garage. He said that he tried to keep the corner of the garage as far as possible from the house.

The Chairman said that the Board cannot suggest any changes to the plans without it going back to the Historic District Commission for approval.

Mr. Williamson said that there is a section at the rear off of the existing kitchen that is 6.5 feet by 6 feet. He said that the plan is to square that off so that it works functionally. He said that the new section will meet setback requirements. He said that they will bring the roofline on that section up to match the existing roofline and tie it in, as shown on the rear elevations.

The Board said that it is a 9,503 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, the property is located in a Historic District, there is a 20.5 foot front yard setback where 30 feet is required, there is a 4.6 foot side yard setback where 20 feet is required. The Board made the finding that the proposed structure shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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 14 Cottage Street, on a 9,503 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Historic District, with a minimum front yard setback of 20.5 feet and a minimum left side yard setback of 4.6 feet.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XIVD, Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing nonconforming one-story structure and reconstruction of a one-story structure with a basement with less than required left side yard setbacks, construction of a one-story structure with basement, construction of a covered deck, demolition of an existing one-car garage and construction of a one-story, two-car garage that will meet all setback requirements, on a 9,503 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Historic District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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A Plot Plan, dated 11/8/16, stamped by Patrick Roseingrave, Professional Land Surveyor, Project Summary, Existing & Proposed Floor Plans & Elevation Drawings, Renderings and Photographs, dated 11/8/16, prepared by Williamson Building Works, LLC were submitted.

On November 3, 2016, the Historic District Commission reviewed the petition and voted unanimously to grant a Certificate of Appropriateness, subject to conditions.

On November 22, 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 an existing nonconforming one-story structure and reconstruction of a one-story structure with a basement with less than required left side yard setbacks, construction of a one-story structure with basement, construction of a covered deck, demolition of an existing one-car garage and construction of a one-story, two-car garage that will meet all setback requirements, on a 9,503 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Historic 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 nonconforming one-story structure and reconstruction of a one-story structure with a basement with less than required left side yard setbacks, construction of a one-story structure with basement, construction of a covered deck, demolition of an existing one-car garage and construction of a one-story, two-car garage that will meet all setback requirements, on a 9,503 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Historic 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.

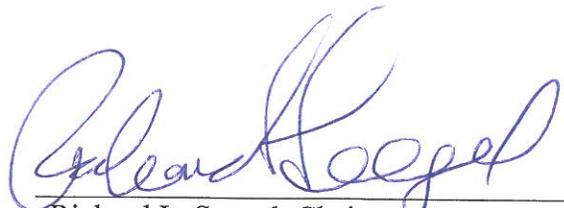
If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

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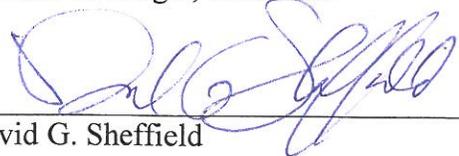
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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman

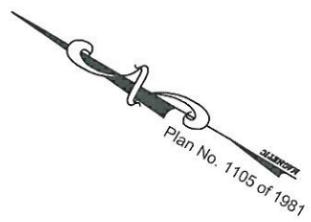
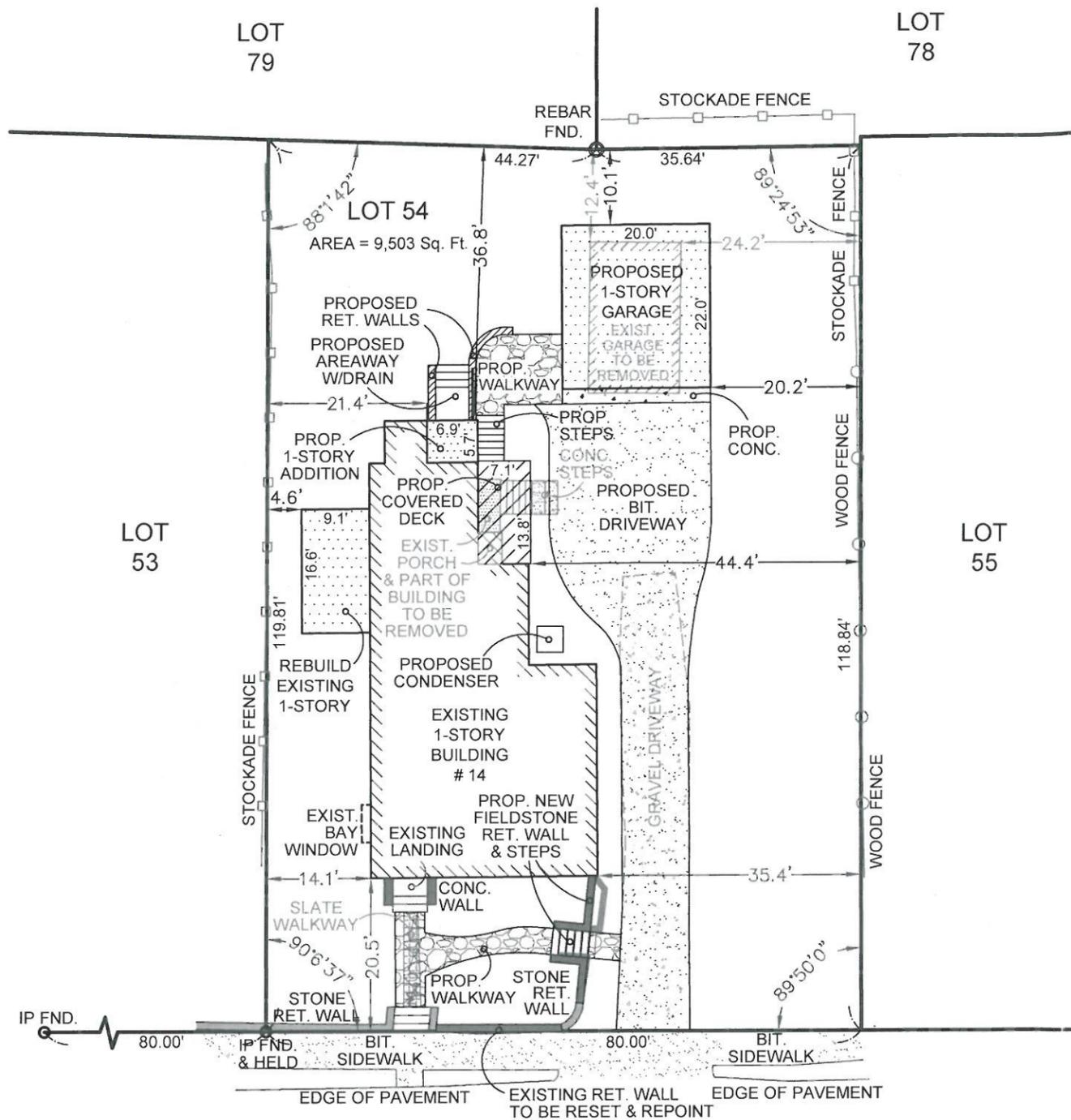


David G. Sheffield



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm



NOTES:

- * Registered Owner: Elizabeth & Daniel Stravinski
- * Assessors Ref.: Map 125, Lot 54
- * Deed Ref.: Book 34183, Page 517
- * Plan Ref.: Plan Book 3, Plan 63
 Plan No. 1105 of 1981
 Plan No. 252 of 1968
 LC Plan 7176A
 Plan Book 1640, Page 66
 Plan Book 1525, Page 167
- * Zone: SR-10
- * Existing Lot Coverage = 19.4% (1,846 Sq. Ft.)
- * Proposed Lot Coverage = 22.4% (2,133 Sq. Ft.)



Patrick Roseingrave
 Patrick Roseingrave PLS #35790

Plot Plan
 14 Cottage Street
 Wellesley, MA 02482

COTTAGE (PUBLIC - 33' WIDE) STREET

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.



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Date: November 08, 2016