



ZONING BOARD OF APPEALS
TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

J. RANDOLPH BECKER, CHAIRMAN
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Telephone
(781) 431-1019 Ext. 2208

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WALTER B. ADAMS
DEREK B. REDGATE

Date: 10-29-19

ZBA: 2019-100

| Petition for: | Residential Fee | Commercial & Municipal Fee |
|--|---|---|
| Variance | <input checked="" type="checkbox"/> \$200 | |
| Special Permit | <input type="checkbox"/> \$200 | <input type="checkbox"/> \$500 |
| Special Permit/Findings | <input type="checkbox"/> \$200 | |
| Special Permit Renewals | <input type="checkbox"/> \$150 | |
| Signs | <input type="checkbox"/> | <input type="checkbox"/> \$300 |
| Site Plan Approval without PSI | <input type="checkbox"/> | <input type="checkbox"/> \$2,000 & Fire Department Consulting Fee |
| Site Plan Approval with PSI | <input type="checkbox"/> | <input type="checkbox"/> \$3,500 |
| Appeals | <input type="checkbox"/> \$200 | <input type="checkbox"/> \$300 |
| Comprehensive Permit | <input type="checkbox"/> | <input type="checkbox"/> \$2,000 |
| Publication & Mailing Fees/All Petitions | \$25 | \$25 |
| Petitioner assumes all costs for Peer Review | | |

RECEIVED
TOWN OF WELLESLEY
2019 NOV 14 PM 2:23
WELLESLEY MA 02482

Property Location: 9R LOCUST ROAD

Zoning District: SR-20-Single Residence

Property located in a: Historic District Yes No
Wetlands Protection Area
Water Supply Protection District

4,762 sf in Wellesley

Prior Zoning Decisions: Special Permit/Finding: Variance: 2004-85

Applicable Section(s) of the Zoning Bylaw: SECTION XIX and Section XXV

Explanation of Request: PLEASE see attached

Requested Relief:

Lot Area Front Yard Depth (Street Setback)
 Lot Coverage Side Yard Width (Side Line Setback)
 Frontage Rear Yard Depth (Rear Line Setback)
 Front Yard Width Other

OWNER OF PROPERTY/PETITIONER: KIMBERLY + GLENN ENGLER

MAILING ADDRESS: 11 LOCUST RD WESTON AKA 9R LOCUST RD
Wellesley

PHONE: WORK: 617-480-4424 HOME: 781-237-8405

SIGNATURE OF OWNER: Kimberly Engler

AGENT FOR HOMEOWNER (PLEASE PRINT): Stacey J. Abato

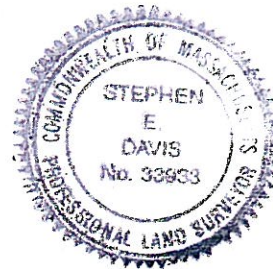
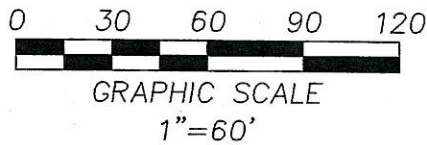
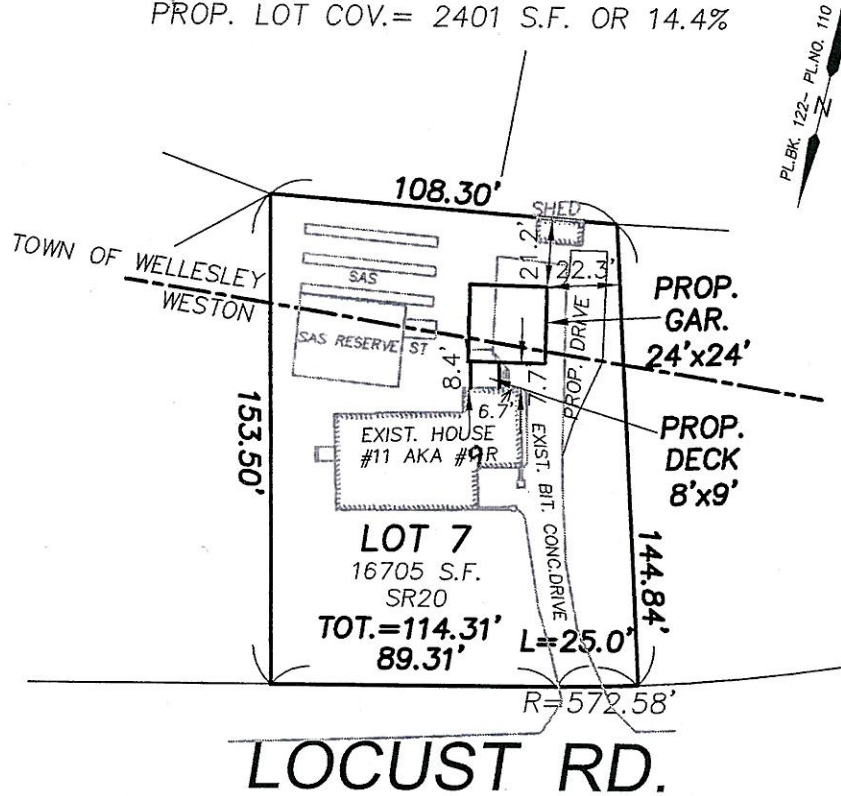
MAILING ADDRESS: BAGGS, INC.
P.O. BOX 1027, CONCORD, MA 01742

PHONE: WORK: 978-369-1100 HOME: _____

Requesting relief from applicable sections of the zoning bylaws to allow reduction in the offset of a side-facing garage from 30 ft to 22.3'. Existing dwelling and driveway are accessible from Weston. Soil conditions related to the subsurface sewage disposal system resulted in loss of use of existing garage. Front yard shows evidence of ledge outcroppings. Proposed plan shows adequate turn movements for a vehicle entering and exiting the proposed garage.

5.1 Certified Plot Plan

PROP. LOT COV.= 2401 S.F. OR 14.4%



NOTE: By sealing/stamping this plot plan, the Registered Land Surveyor certifies that the proposed construction is in accordance with the Town of Wellesley Zoning By-Laws.

Land Surveyor Signature: STEPHEN E. DAVIS Date: 10/24/2019

Address CHENEY ENGINEERING CO., INC - 53 Mellen St., Needham, MA 02494 Telephone: 781-444-2188



RESIDENTIAL BUILDING PERMIT

Application # _____

Property Address: 9 R LOCUST ROAD

Date Permit Granted: _____

Reviewed By: _____

FOR ALL BUILDINGS ON THE PROPERTY

5.2 Lot Area / Coverage
 Lot Area (SF) 16705 SF
 Proposed Lot Coverage (SF) 2401 SF
 Proposed Lot Coverage (%) 14.4%

FOR THE BUILDING TO BE CONSTRUCTED OR ALTERED UNDER THIS PERMIT

5.3 Building Height & Area
 Footprint New Construction (SF) 576 SF
 Proposed Total Footprint (SF) 2401 SF
 Height of Building (FT) _____

5.4 Living Area Gross (SF)
 Finished _____
 Unfinished _____

5.5 Rooms
 Total # Rooms _____
 # Bedrooms _____
 # Full Bathrooms _____
 # Half Bathrooms _____

Fees Collected:
 Permit _____
 Microfilming _____
 Advertising _____
 Cert. of Occ. _____

TOTAL \$ _____