



Town of Wellesley
Planning Department/Building Department
 Lower Level - Town Hall
 525 Washington Street
 Wellesley, MA
 781-431-1019 x2232

Large House Review TLAG AFFIDAVIT

*Attachment 1 to the Large House
 Review Rules and Regulations
 Adopted 6/27/17; Effective 7/1/17*

Instructions:

This Affidavit and the Directions on pages 3 thru 5 are used to determine the "Total Living Area plus Garage Space" or "TLAG" of single family dwellings and associated accessory structures. TLAG is a defined term in Section XVID, *Large House Review*, of the Zoning Bylaw, by which the floor area of single family dwellings and associated accessory structures is calculated. **This Affidavit is required to be completed and submitted (pgs 1 & 2 only; use additional sheets if necessary) for review by the Building Department for all new single-family dwellings and additions to single-family dwellings, all new accessory structures over 100 square feet in area and additions to such structures, and any other project for which the Inspector of Buildings deems submission of the form necessary.**

Please complete this Affidavit in full and provide the following materials:

- Complete and accurate dimensioned plans, including floor plans, elevations of the entire structure (alterations of existing buildings that add 5% or less of TLAG are not required to submit plans for the entire structure).
- A separate plan providing calculations for determining the TLAG of the proposed structure.

This information will be used by the Building Department to determine whether a project is subject to review by the Planning Board under Section XVID, *Large House Review*, of the Zoning Bylaw. Large House Review ("LHR") is required for:

- New single-family homes and associated accessory structures which exceed the area calculation threshold established in the LHR section (XVID) of the Zoning Bylaw; or
- Additions to single-family homes and associated accessory structures when the addition increases the existing calculated area of the dwelling by more than 10% **and** the resulting area of the dwelling exceeds the same established threshold.

Application Information:

Property Address: 15 PINE STREET, WELLESLEY, MA 02481

Single Residence Area District (Circle One):	10,000	15,000	20,000	30,000/40,000
TLAG Threshold:	3,600	4,300	5,900	7,200

Applicant Name: ROBERT WILLIAMSON Phone #: 802-342-2502
 (Builder or Record of Permit Application)

I do hereby certify under the pains and penalties of perjury that the information provided within this Affidavit is true and correct and these calculations are for zoning purposes only.

Applicant's Signature Robert H. Williamson Date 06/05/20

For Town Use Only	
Affidavit: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Notes:
Large House Review: <input type="checkbox"/> Required <input type="checkbox"/> Not Required	
Building Inspector _____	Date _____

LARGE HOUSE REVIEW - TLAG AFFIDAVIT

Property Address: 15 PINE STREET
 Applicant Name: ROBERT WILLIAMSON

CHECK ONE:

For New Single Family Dwelling (including accessory structure(s)):

Proposed TLAG (a+b+c+d+e+f from calculations below) = _____

For Additions to Single Family Dwellings/Accessory Structures:

TLAG of Existing Dwelling/Accessory Structures (subtract any areas to be removed):	<u>5,317</u>
TLAG of Proposed Addition(s):	<u>595</u>
Proposed Total TLAG of Existing Dwelling/Accessory Structures plus Addition(s):	<u>5,912</u>
$\frac{5,912}{\text{(Total TLAG)}} - \frac{5,317}{\text{(Existing TLAG)}} \div \frac{5,317}{\text{(Existing TLAG)}} \times 100 =$	<u>11.2%</u>

BASEMENT TLAG CALCULATION - refer to Basements on pages 4 and 5

Basement Area 1

Height of basement wall: 94"; Average height of basement wall above grade: 21"

% of basement wall above grade: 22.3%; If 25% or greater a portion counts as TLAG

Entire basement area (sq. ft.): 1,622; Basement area that counts toward TLAG (sq. ft.): ∅
(a)

Basement Area 2 (if applicable; if basement-ceiling heights are not the same height in different portions of the basement, please calculate those sections separately.)

Height of basement wall: _____; Average height of basement wall above grade: _____

% of basement wall above grade: _____; If 25% or greater a portion counts as TLAG

Entire basement area (sq. ft.): _____; Basement area that counts toward TLAG (sq. ft.): _____
(a)

ABOVE-GRADE TLAG CALCULATION - refer to Above-Grade Floors on page 3

First floor area (sq. ft.) 2,257 Second floor area (sq. ft.) 2,054
(b) (c)

ATTIC TLAG CALCULATION - refer to Attics on page 3

Attic area (sq. ft.): 1,066
(d)

ACCESSORY STRUCTURE TLAG CALCULATION

Number of detached accessory structures greater than 100 sq. ft. in area: 1

First floor area (sq. ft.) 5,11 Second floor area (sq. ft.) 84
(e) (f)