TOWN OF WELLESLEY MASSACHUSETTS

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

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

LENORE R. MAHONEY
Executive Secretary
Telephone
(781) 431-1019 Ext. 2208

ROBERT W. LEVY, VICE CHAIRMAN
WALTER B. ADAMS
DEREK B. REDGATE

Date: 03.30.2020 ZBA: 2020 - 50

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

Property Location: 37 Morses Pond Rd, Wellesley Zoning District: 10

Property located in a:

| | | |
|---|---|---|
| Historic District | Yes: | No: x |
| Wetlands Protection Area | | X |
| Water Supply Protection District | X | |

Prior Zoning Decisions: Special Permit/Finding: File 59-40, File 91-19 Variance:

Applicable Section(s) of the Zoning Bylaw:

Explanation of Request: We are seeking a special permit/finding to increase the Ridge height of the existing main home and a addition in the existing front yard setback

Requested Relief:

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

OWNER OF PROPERTY/PETITIONER: Christopher & Paige O'Rourke

MAILING ADDRESS: 37 Morses Pond Rd, Wellesley MA 02482

PHONE: WORK: 972.965.1785 HOME: 972.965.1785

SIGNATURE OF OWNER: Paige O'Rourke

AGENT FOR HOMEOWNER (PLEASE PRINT): Joseph Grignaffini

MAILING ADDRESS: 148 Linden Street, Wellesley, MA 02482

PHONE: WORK: 781-237-0328 HOME:

EMAIL: joey@grignaffinico.com

EDWARD
DEEGAN
ARCHITECTS & INTERIORS

503 Park Drive
Suite No. 4
Kenilworth, IL 60043

T 847 906 4110
E info@edwarddeeganarchitects.com

Zoning Board of Appeals
Town of Wellesley

**Re: Special Permit Application for 37 Morses Pond Road, Wellesley MA**

**June 24, 2020**

Dear Planning Commission and Zoning Board of Appeals Committee:

*The existing property includes a single family residence with a detached garage built circa 1915. The original structures are in excellent condition, but have been altered over the years. The property includes a detached two-story studio that was built in 1991. The existing* ***Main House*** *does not comply with current zoning.*

***Main Home:*** ***With respect to set back on the south side / front yard, the Main Home is existing non-conforming. The standard setback is 30 ft. Approximately 447 sqft of the 1,024 sqft (43%) of the existing building footprint sits within the front yard setback.***

- ***We are seeking a special permit to increase the Ridge height of the existing main home from 15'-8" to 22'-2".*** *We are proposing to remove the existing roof to be replaced with a steeper new roof and dormers that will allow additional living space on the second floor.*

- ***We are seeking a special permit to add 20 sqft of building footprint in the front yard setback on the North-East corner of the existing main home.***

***Garage:*** ***The existing detached garage is non-conforming in terms of both the left-side yard and rear yard setbacks. The proposed plan to demolish the existing detached garage will eliminate the existing non-conformities.***

***Zoning History:*** ***The existing main house has been granted zoning relief twice, once from Henry & Eleanor Nickerson (File 59-40) and once from Robert & Leslie Arruda (File 91-19).***

Very truly yours,

Edward J Deegan AIA NCARB

*View of existing main house from Morses Pond Road*

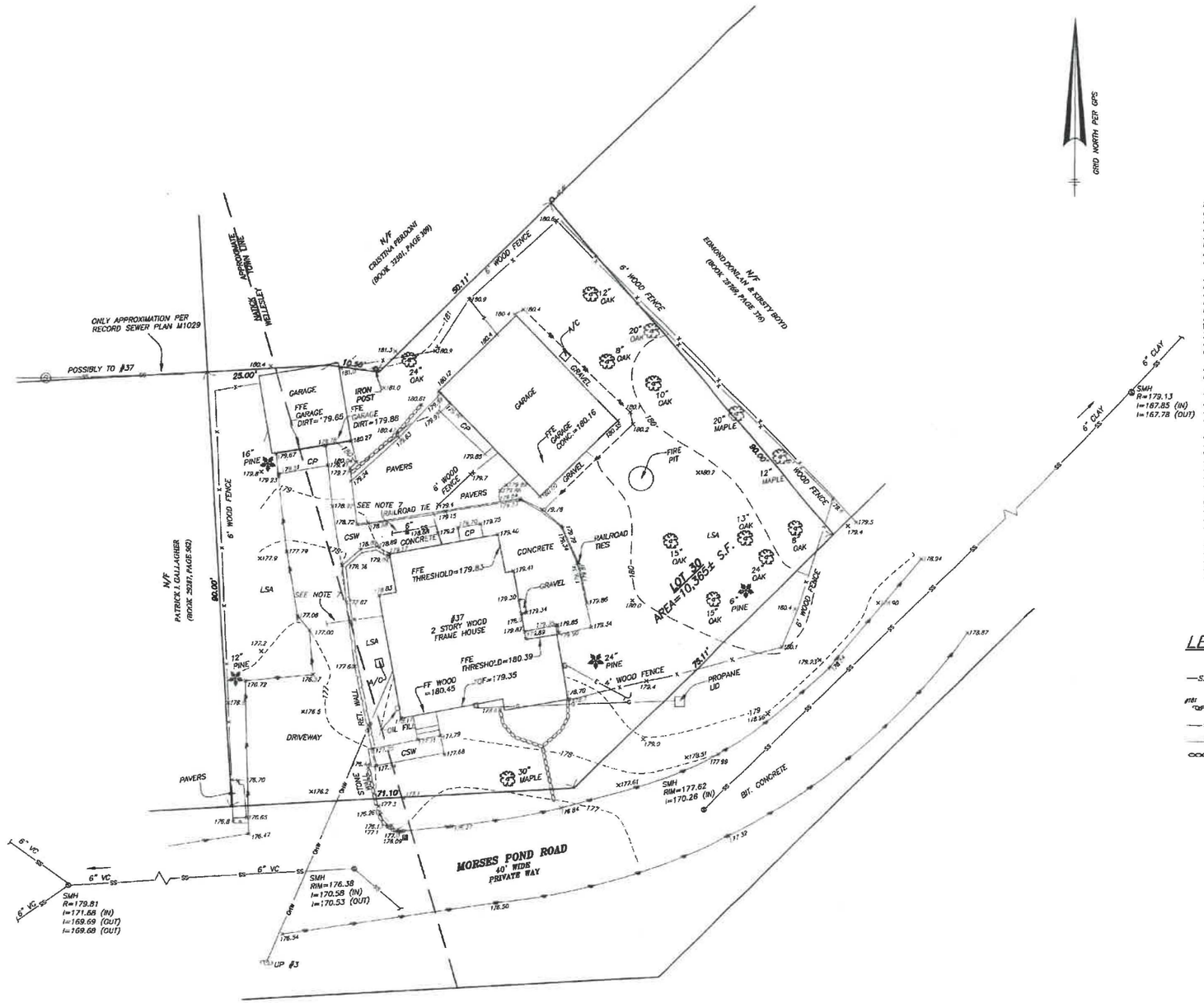
*South Elevation of existing main house. Proposed removal of existing roof and dormers for New roof and dormers to accommodate more second floor living space.*

*West Elevation of existing main home. Proposed removal of existing roof for new roof.*

*Existing main house in relation to existing detached garage (to be demolished) and existing studio*

*North Elevation of existing main house.*

*East elevation of existing main house. Proposed addition for new kitchen.*




## ASSESSORS:

WELLESLEY: MAP 201, LOT 30
NATICK: PARCEL ID 22-00000004

## ZONING:

RESIDENCE RSC

## REFERENCES:

DEED BOOK 35327, PAGE 32 (NORFOLK R.O.D.)
DEED BOOK 69703, PAGE 425 (MIDDLESEX SD. R.O.D)

## RECORD OWNER:

PAIGE O'ROURKE
37 MORSES POND ROAD
WELLESLEY, MA

## NOTES:

1) PROJECT SOURCE BENCHMARK IS BASED ON MASS DOT BENCHMARK A912 DESCRIBED AS A DISK SET IN THE EAST END OF THE NORTH PARAPET OVER ROUTE 9. THE ELEVATION OF SAID BENCHMARK IS ON THE NORTH AMERICAN VERTICAL DATUM OF 1929 AND IS REPORTED TO BE 168.11. A VERTCON DATUM SHIFT OF -0.78 WAS APPLIED TO THE ELEVATION TO CONVERT THE DATUM TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND AN ADJUSTED ELEVATION OF 167.33.

2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 8-1-1 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

3) THE LOCATION OF UNDERGROUND STORAGE TANKS, IF ANY, ARE UNKNOWN.

4) THIS TOPOGRAPHIC SURVEY WAS PREPARED TO MEET NATIONAL MAP ACCURACY STANDARDS AT A SCALE OF 1"=10' HORIZONTALLY AND A 1 FOOT CONTOUR INTERVAL VERTICALLY. ANY REPRODUCTIONS OR RE-SCALING MAY EFFECT THE MAP ACCURACY.

5) PLAN OF RECORD CONTAINS MULTIPLE ERRORS AND INCONSISTENCIES, ESPECIALLY IN THIS AREA OF THE BLOCK ON THE ORDER OF FIVE TO SEVEN FEET. SINCE THE PURPOSE OF THIS PLAN IS TO PERMIT AN ADDITION BETWEEN ALL THE BUILDINGS AND NO NEW CONSTRUCTION IS PROPOSED CLOSER TO A LOT LINE, A BEST FIT OF EVIDENCE FOUND AND PROBABLE INTENT OF PLAN IS SHOWN.

6) FIRST FLOOR THRESHOLD SHOTS ARE SHOT ON THE OUTSIDE THRESHOLDS OF THEIR RESPECTIVE BUILDINGS. THE FIRST FLOOR ELEVATION "FFE GARAGE CONC." IN THE LARGER GARAGE WAS SHOT THROUGH A WINDOW AND IS ON THE CONCRETE FLOOR.

7) NOTED SEWER AND WATER SERVICE ARE APPROXIMATE WHERE SHOWN. ROUTE TO MAINS ARE UNKNOWN. PORTION OF LOCATION PLOTTED IS PER INSIDE MEASUREMENT OF UTILITIES. OUTSIDE ON SEWER IS PER CLEAN OUT LOCATION. TOWN PLAN OF MAIN DOES NOT DEPICT SERVICES BUT RUNS NORTH OF THIS LOT, POSSIBLY.

## LEGEND

| | |
|---|---|
| —SS— 8"Cl —SS— | SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION |
| | & GATE VALVE |
| #181 —OHW— | EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE |
| —x—x—x— | FENCE |
| | EDGE OF PAVEMENT |
| | STONE WALL |
| | PROMINENT DECIDUOUS TREE |
| | PROMINENT CONIFEROUS TREE |
| CB | CATCH BASIN |
| DMH | DRAIN MANHOLE |
| SMH | SEWER MANHOLE |
| × 232.6 | SPOT ELEVATION |
| CSW | CONCRETE SIDEWALK |
| FFE | FIRST FLOOR ELEVATION |
| (F) | FOUND |
| I | INVERT |
| PVC | POLYVINYL CHLORIDE |
| VC | VITRIFIED CLAY |
| A/C | AIR CONDITIONER AREA |
| LSA | LANDSCAPE AREA |
| | GAS METER |
| | ELECTRIC METER |
| TOF | TOP OF FOUNDATION ELEVATION |
| CO | CLEANOUT UNDER METAL GRATE |
| FF | FINISH FLOOR |
| CP | CONCRETE PAD |

SCALE: 1" = 10'

0 10 20 40

SITE ADDRESS

# 37 MORSES POND ROAD

WELLESLEY & NATICK, MA

PREPARED FOR

## PAIGE O'ROURKE

37 MORSES POND ROAD
WELLESLEY, MA


## HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Environmental Consultants

315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
www.hancockassociates.com


COMMONWEALTH OF MASSACHUSETTS — JOHN D. DOUGHERTY — No. 35000 — REGISTERED PROFESSIONAL LAND SURVEYOR

6-27-19

| NO. | BY | APP | DATE | ISSUE/REVISION DESCRIPTION |
|---|---|---|---|---|
| 1 | PJD | JDB | 6/27/19 | COUNTIES ON DEEDS |
| 1 | PJD | JDB | 6/25/19 | NOTES 6&7, TREES |

DATE: 6/31/19 DRAWN BY: VK/PJD
SCALE: 1" = 10' CHECK BY: CMC/CMF/JDB

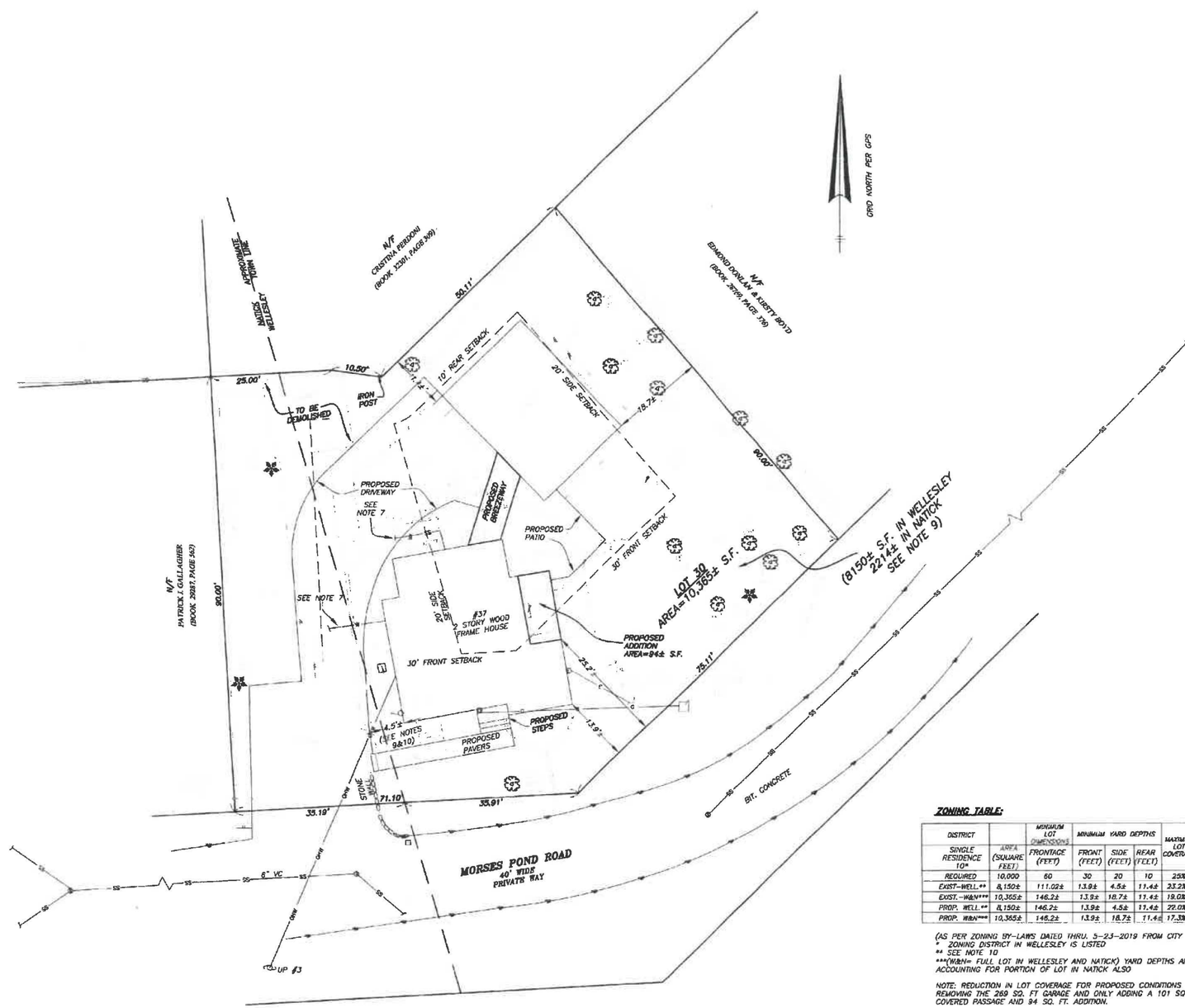
# EXISTING CONDITIONS PLAN

PLOT DATE: Jun 27, 2019 10:57 am
PATH: R:\22325 Morse-Welsby Natick\DWG\

DWG: 22325-SV.dwg
LAYOUT: EC
SHEET: 1 OF 1

EC

PROJECT NO.: 22325




## ASSESSORS:

WELLESLEY: MAP 201, LOT 30
NATICK: PARCEL ID 22-00000004

## ZONING:

SINGLE RESIDENCE 10 (WELLESLEY)
WATER SUPPLY PROTECTION DISTRICT (WELLESLEY)

## REFERENCES:

DEED BOOK 35327, PAGE 32 (NORFOLK R.O.D.)
DEED BOOK 69703, PAGE 425 (MIDDLESEX SO. R.O.D)

## RECORD OWNER:

PAIGE O'ROURKE
37 MORSES POND ROAD
WELLESLEY, MA

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8) THE PURPOSE OF THIS PLAN IS TO FILE WITH THE ZONING BOARD OF APPEALS FOR THE ADDITION BEING 25.2'± FROM THE STREETLINE.

9) PLAN OF RECORD ONLY DEPICTS TOWN LINE APPROXIMATELY. WHILE TOTAL AREA IS REASONABLY ACCURATE, AREA IN EACH TOWN IS AS APPROXIMATE AS TOWN LINE LOCATION IN 1915 RECORD PLAN

10) PER DISCUSSIONS WITH BUILDING DEPARTMENT, THE TOWN OF WELLESLEY CONSIDERS THE ENTIRE PARCEL FOR THE LOT COVERAGE, LOT SIZE, AND FRONTAGE ZONING REQUIREMENTS. THE TOWN CONSIDERS ONLY THE PORTION OF THE LOT WITHIN THE TOWN FOR THE SETBACK REQUIREMENTS.

## LEGEND

- SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
- & GATE VALVE
- EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
- FENCE
- EDGE OF PAVEMENT
- STONE WALL
- PROMINENT DECIDUOUS TREE
- PROMINENT CONIFEROUS TREE
- CB — CATCH BASIN
- DMH — DRAIN MANHOLE
- SMH — SEWER MANHOLE
- × 232.6 — SPOT ELEVATION
- CSW — CONCRETE SIDEWALK
- FFE — FIRST FLOOR ELEVATION
- (F) — FOUND
- I — INVERT
- PVC — POLYVINYL CHLORIDE
- VC — VITRIFIED CLAY
- A/C — AIR CONDITIONER AREA
- LSA — LANDSCAPE AREA
- GAS METER
- ELECTRIC METER
- TOF — TOP OF FOUNDATION ELEVATION
- CLEANOUT UNDER METAL GRATE
- FF — FINISH FLOOR
- CP — CONCRETE PAD

## ZONING TABLE:

| DISTRICT | | MINIMUM LOT DIMENSIONS | MINIMUM YARD DEPTHS | | | MAXIMUM LOT COVERAGE |
|---|---|---|---|---|---|---|
| SINGLE RESIDENCE 10* | AREA (SQUARE FEET) | FRONTAGE (FEET) | FRONT (FEET) | SIDE (FEET) | REAR (FEET) | |
| REQUIRED | 10,000 | 60 | 30 | 20 | 10 | 25% |
| EXIST.-WELL.** | 8,150± | 111.02± | 13.9± | 4.5± | 11.4± | 23.2%± |
| EXIST.-W&N*** | 10,365± | 146.2± | 13.9± | 18.7± | 11.4± | 19.0%± |
| PROP. WELL.** | 8,150± | 146.2± | 13.9± | 4.5± | 11.4± | 22.0%± |
| PROP. W&N*** | 10,365± | 146.2± | 13.9± | 18.7± | 11.4± | 17.3%± |

(AS PER ZONING BY-LAWS DATED THRU. 5-23-2019 FROM CITY WEBSITE)
* ZONING DISTRICT IN WELLESLEY IS LISTED
** SEE NOTE 10
***(W&N= FULL LOT IN WELLESLEY AND NATICK) YARD DEPTHS AND AREA ACCOUNTING FOR PORTION OF LOT IN NATICK ALSO

NOTE: REDUCTION IN LOT COVERAGE FOR PROPOSED CONDITIONS IS DUE TO REMOVING THE 269 SQ. FT GARAGE AND ONLY ADDING A 101 SQ. FT. COVERED PASSAGE AND 94 SQ. FT. ADDITION.

SCALE: 1" = 10'

0 10 20 40

SITE ADDRESS

# 37 MORSES POND ROAD

WELLESLEY & NATICK, MA

PREPARED FOR

PAIGE O'ROURKE

37 MORSES POND ROAD
WELLESLEY, MA


HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Environmental Consultants

315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
www.hancockassociates.com


COMMONWEALTH OF MASSACHUSETTS
JOHN D. BRUMMER
No. 38260
LAND SURVEYOR

7-9-20

| NO. | BY | APP | DATE | ISSUE/REVISION DESCRIPTION |
|---|---|---|---|---|
| 1 | LJT | JDB | 7-9-20 | ZONING TABLE; MORE SETBKS. |

DATE: 5/20/20 DRAWN BY: VK/LJT
SCALE: 1" = 10' CHECK BY: JDB

# PROPOSED PLOT PLAN OF LAND IN WELLESLEY, MA

PLOT DATE: Jul 9, 2020 3:30 pm
PATH: W:\22325 Oburke-Bakeley Bella\DWG\

DWG: 22325-SV.dwg
LAYOUT: PPP
SHEET: 1 OF 1

PPP

PROJECT NO.: 22325

A RENO & ADDITION IN WELLESLEY

# THE O'ROURKE RESIDENCE

37 MORSES POND RD,
WELLESLEY, MA

## ARCHITECTURAL DOCUMENTATION:


A001 COVER SHEET
A002 SITE PLAN
A101 DEMO - FIRST FLOOR
A102 DEMO - SECOND FLOOR
A103 FOUNDATION & BASEMENT PLAN
A104 PROPOSED - FIRST FLOOR PLAN
A105 PROPOSED - SECOND FLOOR PLAN
A106 PROPOSED - ROOF PLAN
A201 ELEVATIONS - EAST & NORTH
A202 ELEVATIONS - WEST & SOUTH
A301 3D
A302 3D
A303 3D

**VACINITY MAP**

**EXISTING CONDITIONS**

O'ROURKE RESIDENCE
37 MORSES POND ROAD,
WELLESLEY, MA

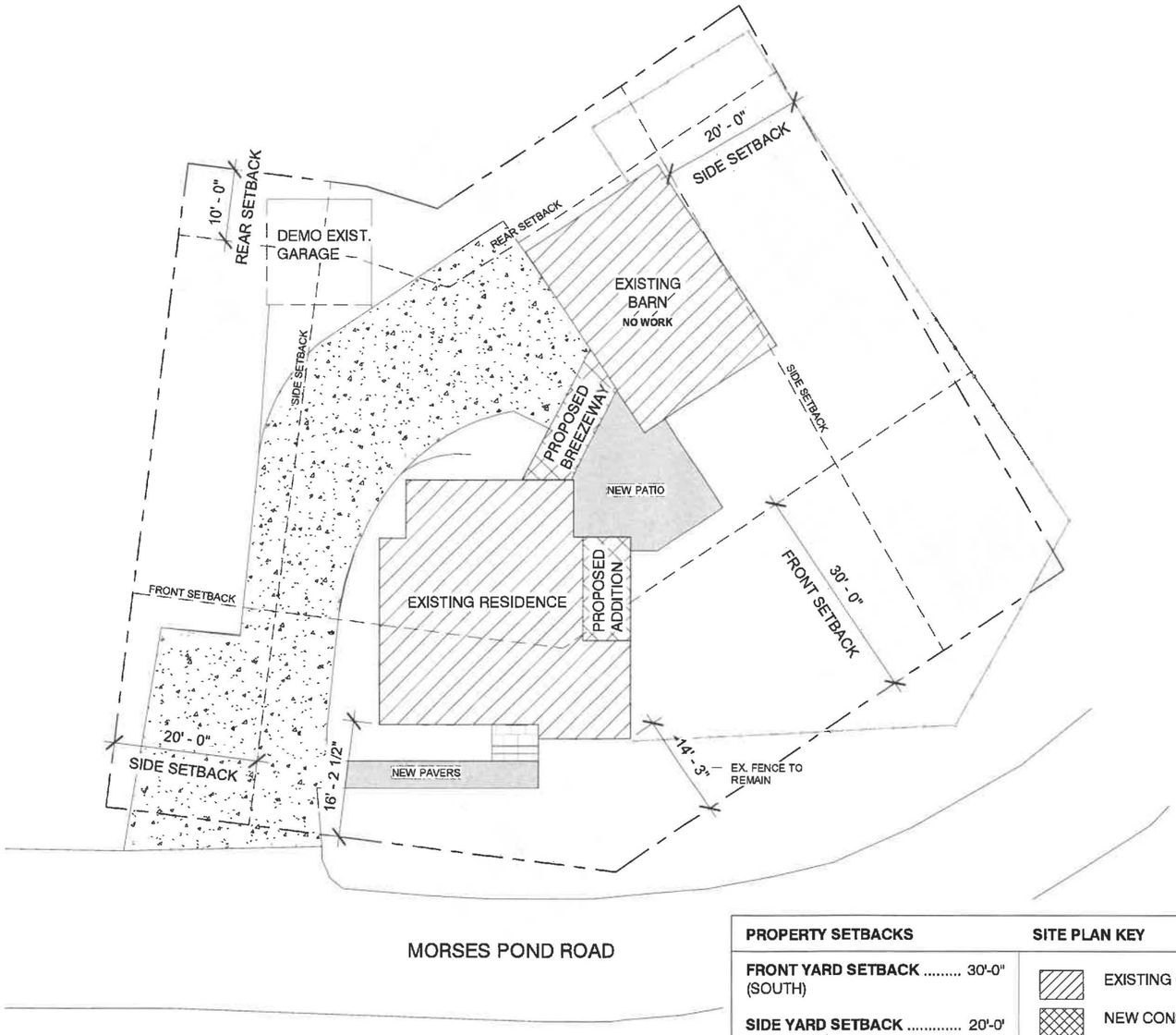

EDWARD DEEGAN ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110


SK-1 06/24/2020
SK-2
SK-3
SK-4
SK-5
SK-6
SK-7

COVER

SHEET NO.
A001

PROJECT NO. Project Number




N

Existing Site Plan
1/16" = 1'-0"

| PROPERTY SETBACKS | SITE PLAN KEY |
|---|---|
| **FRONT YARD SETBACK** ..... 30'-0" (SOUTH) | EXISTING CONSTRUCTION |
| **SIDE YARD SETBACK** ..... 20'-0' (EAST & WEST) | NEW CONSTRUCTION |
| **REAR YARD SETBACK** .....10'-0" (NORTH) | NEW ASPHALT DRIVE |
| | PAVERS/ PATIO |

# O'ROURKE RESIDENCE

37 MORSES POND ROAD,
WELLESLEY, MA

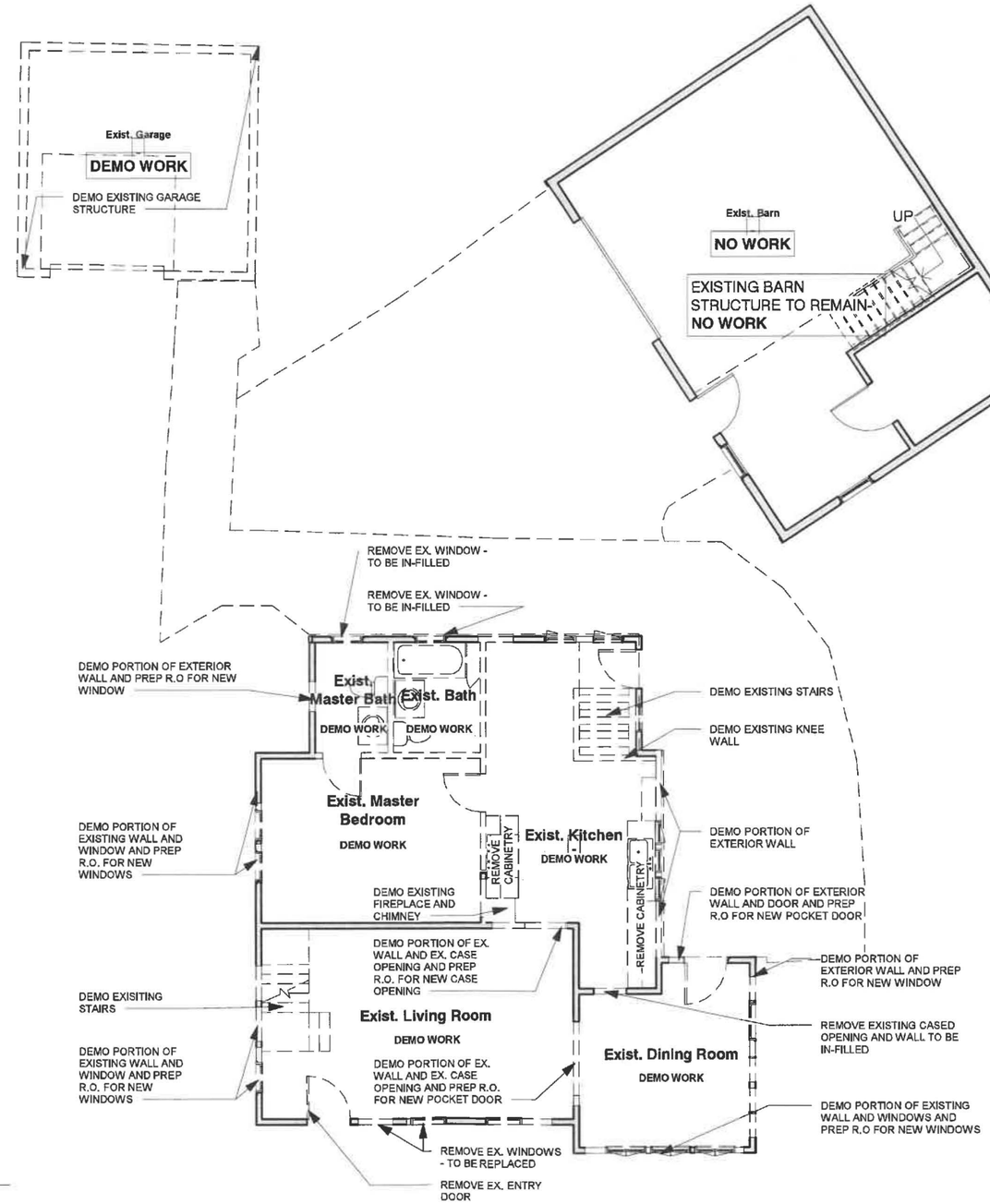
EDWARD DEEGAN ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

SK-1 06/24/2020
SK-2
SK-3
SK-4
SK-5
SK-6
SK-7

Site Plan

SHEET NO.
A002

PROJECT NO. Project Number




N

DEMO - First Floor
1/8" = 1'-0"

# O'ROURKE RESIDENCE

37 MORSES POND ROAD,
WELLESLEY, MA

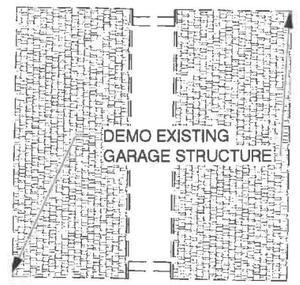
EDWARD DEEGAN ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

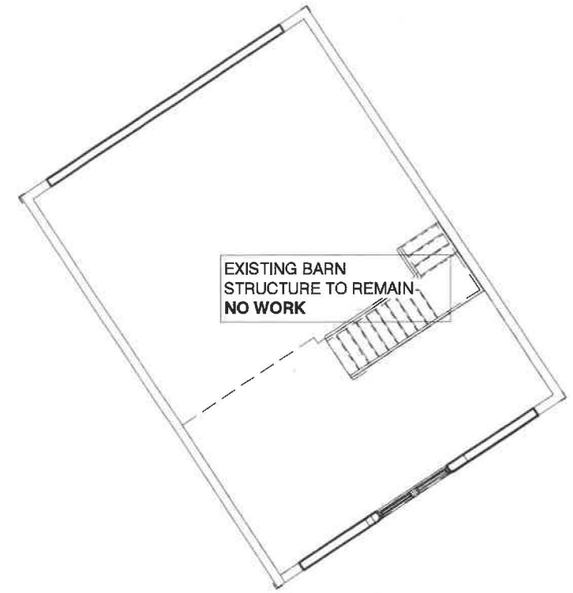
SK-1 06/24/2020
SK-2
SK-3
SK-4
SK-5
SK-6
SK-7

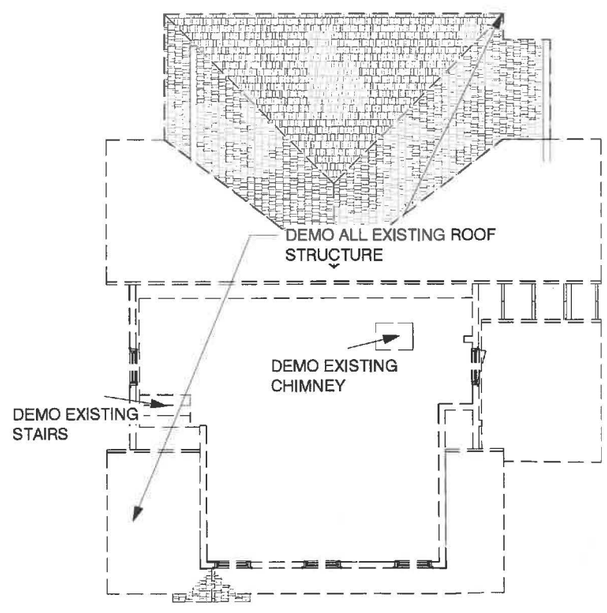
DEMO - First Floor

SHEET NO.
A101

PROJECT NO. Project Number




N

DEMO - Second Floor
1/8" = 1'-0"

# O'ROURKE RESIDENCE

37 MORSES POND ROAD,
WELLESLEY, MA

EDWARD DEEGAN
ARCHITECTS

503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

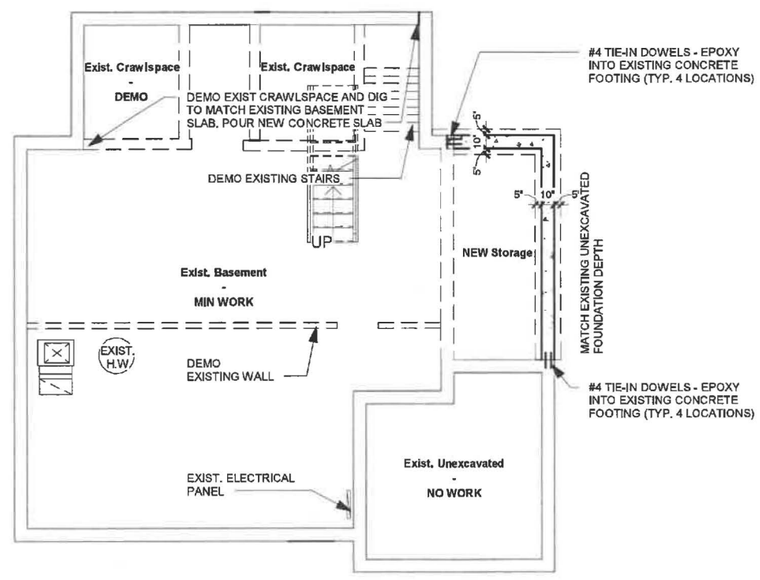
| | |
|---|---|
| SK-1 | 06/24/2020 |
| SK-2 | |
| SK-3 | |
| SK-4 | |
| SK-5 | |
| SK-6 | |
| SK-7 | |

DEMO - Second Floor

SHEET NO.

A102

PROJECT NO. Project Number




N

Basement & Foundation Plan
1/8" = 1'-0"

# O'ROURKE RESIDENCE

37 MORSES POND ROAD,
WELLESLEY, MA

EDWARD DEEGAN ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

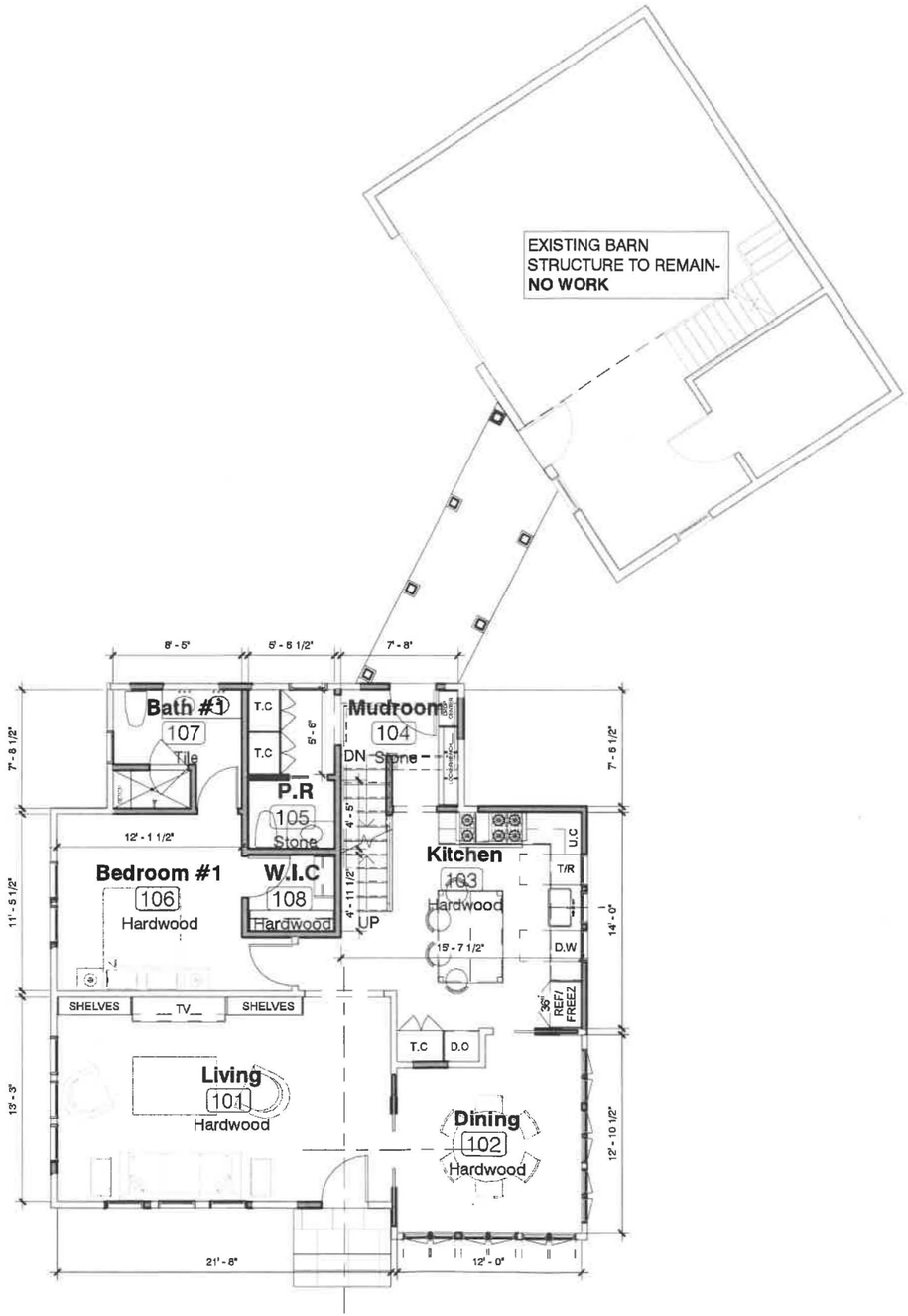
| | |
|---|---|
| SK-1 | 06/24/2020 |
| SK-2 | |
| SK-3 | |
| SK-4 | |
| SK-5 | |
| SK-6 | |
| SK-7 | |

Foundation and Basement Plans

SHEET NO.

A103

PROJECT NO. Project Number




PROPOSED - First Floor
1/8" = 1'-0"

# O'ROURKE RESIDENCE

37 MORSES POND ROAD,
WELLESLEY, MA

EDWARD DEEGAN ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

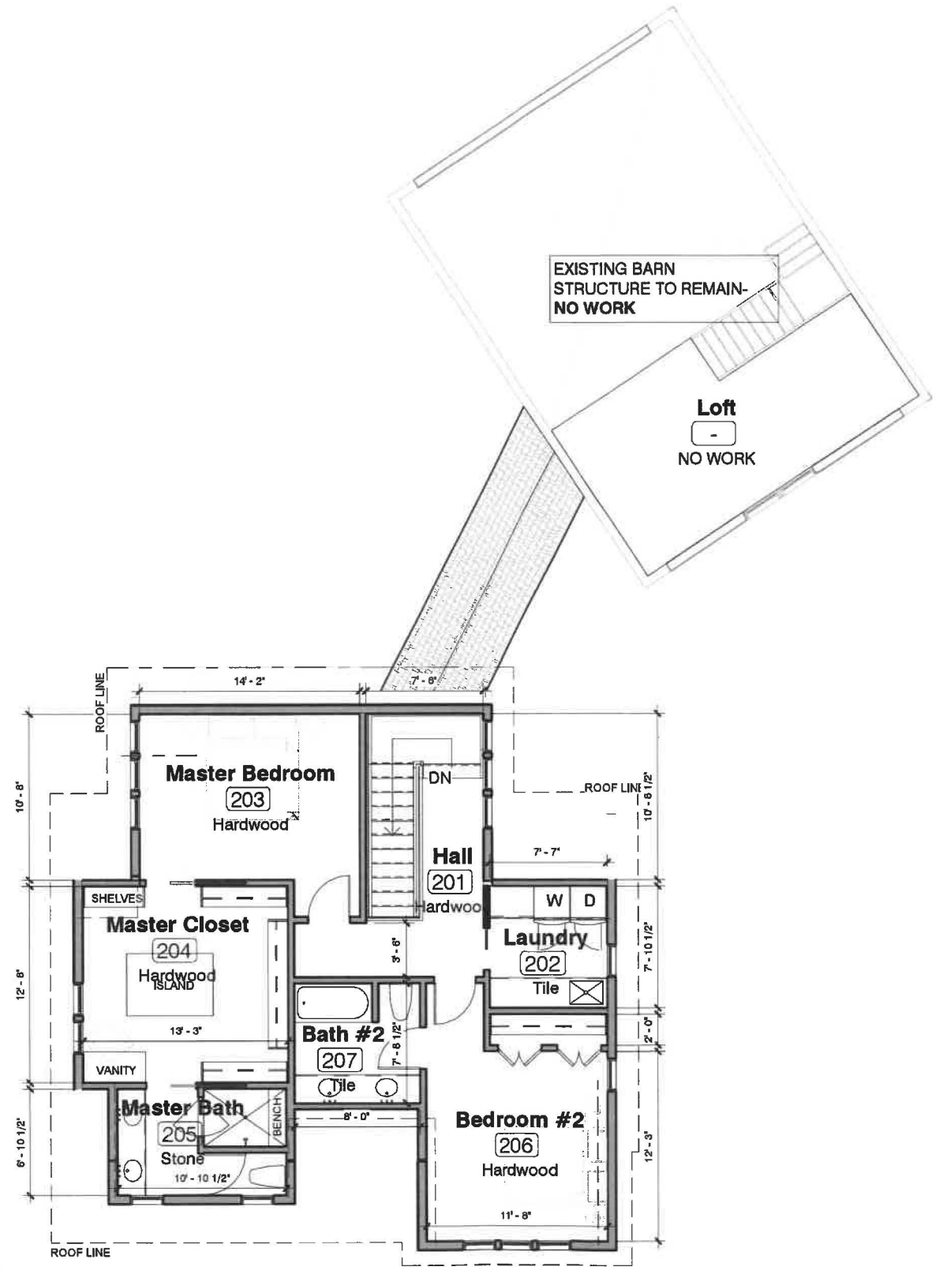
SK-1 06/24/2020
SK-2
SK-3
SK-4
SK-5
SK-6
SK-7

PROPOSED - First Floor Plan

SHEET NO.

A104

PROJECT NO. Project Number




N

PROPOSED - Second Floor
1/8" = 1'-0"

O'ROURKE RESIDENCE

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WELLESLEY, MA

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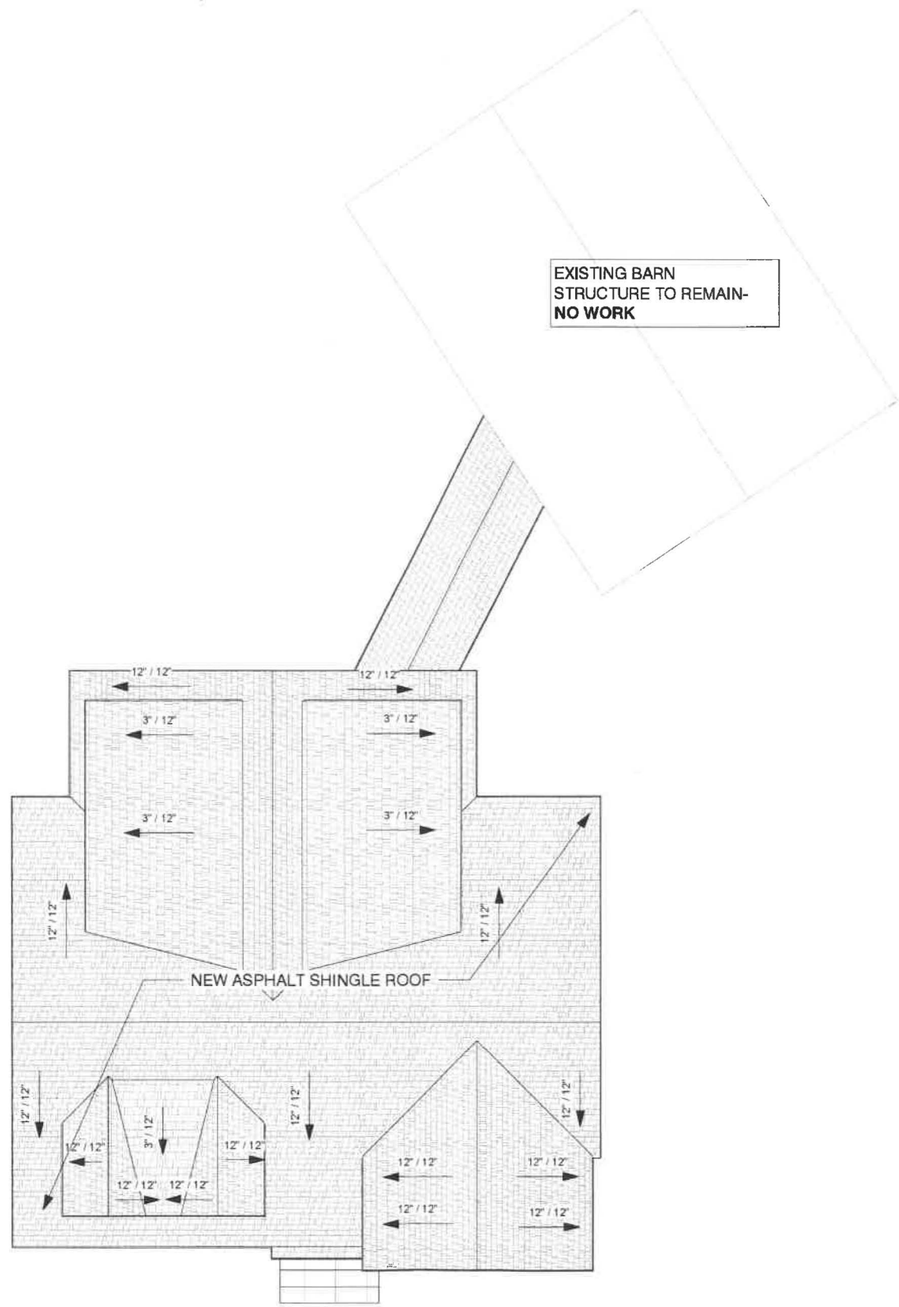
SK-1 06/24/2020
SK-2
SK-3
SK-4
SK-5
SK-6
SK-7

PROPOSED -
Second Floor Plan

SHEET NO.

A105

PROJECT NO. Project Number




N

PROPOSED - Roof Plan
1/8" = 1'-0"

# O'ROURKE RESIDENCE

37 MORSES POND ROAD,
WELLESLEY, MA

EDWARD DEEGAN ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

| | |
|---|---|
| SK-1 | 06/24/2020 |
| SK-2 | |
| SK-3 | |
| SK-4 | |
| SK-5 | |
| SK-6 | |
| SK-7 | |

PROPOSED - Roof Plan

SHEET NO.

A106

PROJECT NO. Project Number

PROPOSED - North Elevation
1/8" = 1'-0"

PROPOSED - East Elevation
1/8" = 1'-0"

# O'ROURKE RESIDENCE

37 MORSES POND ROAD,
WELLESLEY, MA

EDWARD DEEGAN ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

SK-1 06/24/2020
SK-2
SK-3
SK-4
SK-5
SK-6
SK-7

ELEVATIONS

SHEET NO.
A201

PROJECT NO. Project Number

1 PROPOSED - South Elevation
1/8" = 1'-0"

PROPOSED - West Elevation
1/8" = 1'-0"

# O'ROURKE RESIDENCE

37 MORSES POND ROAD,
WELLESLEY, MA

EDWARD DEEGAN ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

SK-1 06/24/2020
SK-2
SK-3
SK-4
SK-5
SK-6
SK-7

ELEVATIONS

SHEET NO.
A202

PROJECT NO. Project Number

# O'ROURKE RESIDENCE

37 MORSES POND ROAD,
WELLESLEY, MA

EDWARD DEEGAN ARCHITECTS

503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

SK-1 06/24/2020
SK-2
SK-3
SK-4
SK-5
SK-6
SK-7

3D

SHEET NO.

A301

PROJECT NO. Project Number

# O'ROURKE RESIDENCE

37 MORSES POND ROAD,
WELLESLEY, MA

EDWARD DEEGAN ARCHITECTS

503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

SK-1 06/24/2020
SK-2
SK-3
SK-4
SK-5
SK-6
SK-7

3D

SHEET NO.

A302

PROJECT NO. Project Number

# O'ROURKE RESIDENCE

37 MORSES POND ROAD,
WELLESLEY, MA

EDWARD DEEGAN ARCHITECTS

503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

SK-1 06/24/2020
SK-2
SK-3
SK-4
SK-5
SK-6
SK-7

3D

SHEET NO.

A303

PROJECT NO. Project Number