

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: 8/08/2020

ZBA: 2020-57

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	_____ \$200	_____
Special Permit	_____ \$200	_____ \$500
Special Permit/Findings	<input checked="" type="checkbox"/> \$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: 15 Thackeray Rd. Zoning District: 15,000 sq feet SR15

Property located in a:

Historic District	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Wetlands Protection Area	<input type="checkbox"/>		<input type="checkbox"/>	
Water Supply Protection District	<input checked="" type="checkbox"/>		<input type="checkbox"/>	

14,589 sf

Prior Zoning Decisions: Special Permit/Finding: Variance: _____
Applicable Section(s) of the Zoning Bylaw: _____

Explanation of Request: The request is to remove first and second floor 1970/1980's additions and add a family room, mud room and master bedroom suite. All nonconformities are existing and no new nonconformities are proposed. The proposed addition

Requested Relief:

<input checked="" type="checkbox"/>	Lot Area	<input type="checkbox"/>	Front Yard Depth (Street Setback)
<input type="checkbox"/>	Lot Coverage	<input checked="" type="checkbox"/>	Side Yard Width (Side Line Setback)
<input type="checkbox"/>	Frontage	<input type="checkbox"/>	Rear Yard Depth (Rear Line Setback)
<input type="checkbox"/>	Front Yard Width	<input type="checkbox"/>	Other

(two-story) conforms to all dimensional regulations. The proposed one-story addition has less than required right side yard setbacks

OWNER OF PROPERTY/PETITIONER: Lorin Tuxbury

MAILING ADDRESS: 15 Thackeray Rd. Wellesley MA 02481

PHONE: cell WORK: 202.494.3813 HOME: 781.235.1850

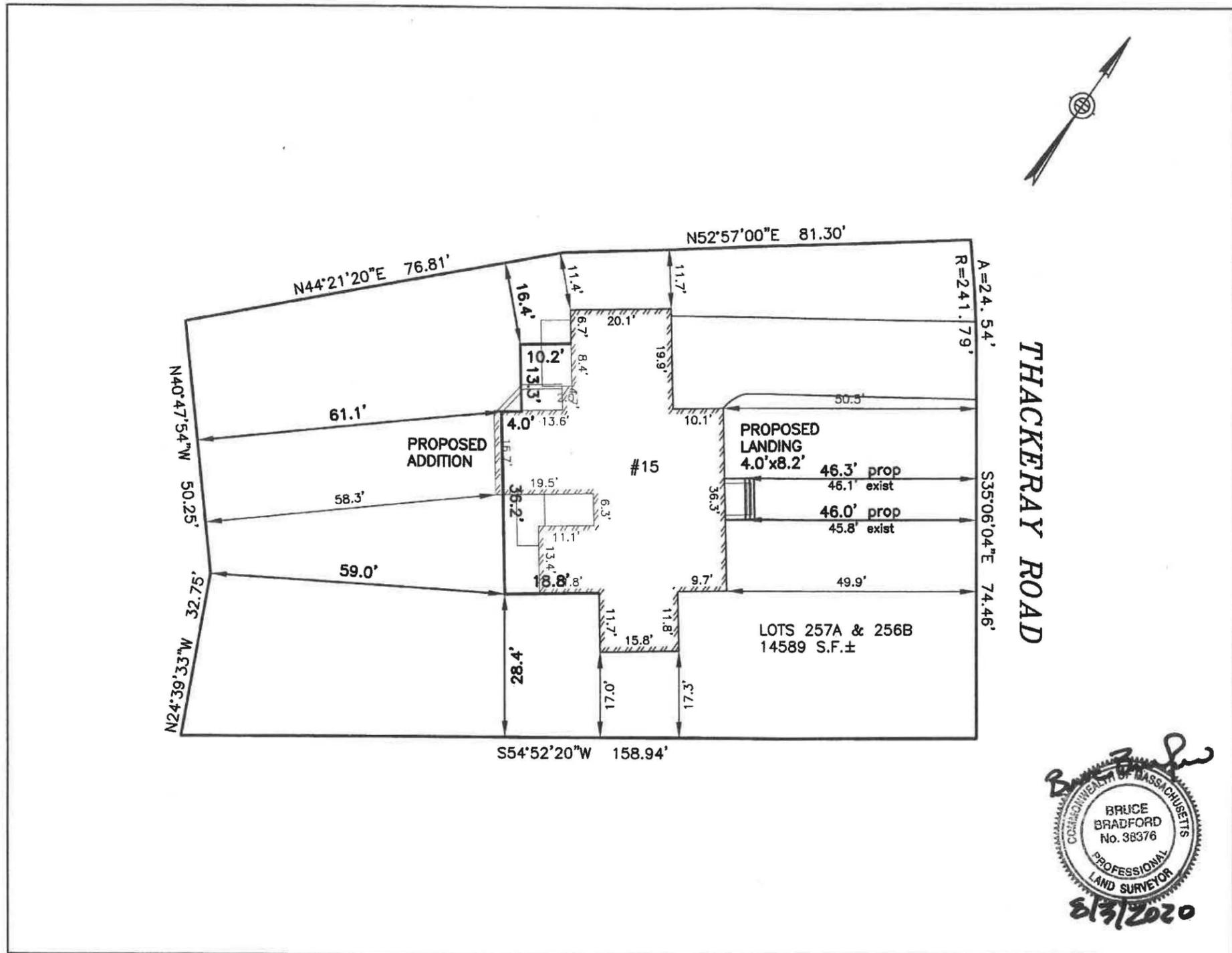
SIGNATURE OF OWNER: Lorin Tuxbury

AGENT FOR HOMEOWNER (PLEASE PRINT): _____

MAILING ADDRESS: _____

PHONE: WORK: _____ HOME: _____

EMAIL: _____



ESTABLISHED 1916
EMB
EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465
 (617) 527-8750
 info@everettbrooks.com

ZONING DISTRICT: SR15
 DEED REFERENCE:
 CTF 184959
 EXISTING
 STRUCTURES: 2213 S.F.
 LOT COVERAGE: 15.2%
 PROPOSED
 STRUCTURES: 2382 S.F.
 LOT COVERAGE: 16.3%

PLAN OF LAND IN WELLESLEY, MA
 15 THACKERY ROAD
 PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.
 DATE: AUGUST 3, 2020
 DRAWN: ER
 CHECK: BB

REVISIONS:

PROJECT NO. 26117



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 Thackeray Road

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: Lorin Tuxbury Phone #: 202.494.3813
 (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 [Signature] Date 8/08/2020

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

LARGE HOUSE REVIEW - TLAG AFFIDAVIT

Property Address: 15 Thackeray Road
 Applicant Name: Lorin Tuxbury

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):	3,412
TLAG of Proposed Addition(s):	884
Proposed Total TLAG of Existing Dwelling/Accessory Structures plus Addition(s):	4,296
% Increase of TLAG: $\frac{4,296}{\text{(Total TLAG)}} - \frac{3,412}{\text{(Existing TLAG)}} \div \frac{3,412}{\text{(Existing TLAG)}} \times 100 =$	30%

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

Basement Area 1

Height of basement wall: 102"; Average height of basement wall above grade: 15"

% of basement wall above grade: 15%; If 25% or greater a portion counts as TLAG

Entire basement area (sq. ft.): 759; Basement area that counts toward TLAG (sq. ft.): 0
(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: 84"; Average height of basement wall above grade: 9"

% of basement wall above grade: 9%; If 25% or greater a portion counts as TLAG

Entire basement area (sq. ft.): 817; Basement area that counts toward TLAG (sq. ft.): 0
(a)

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

First floor area (sq. ft.) 2,338 Second floor area (sq. ft.) 1,460
(b) (c)

ATTIC TLAG CALCULATION - refer to Attics on page 3

Attic area (sq. ft.): 498
(d)

ACCESSORY STRUCTURE TLAG CALCULATION

Number of detached accessory structures greater than 100 sq. ft. in area: 0

First floor area (sq. ft.) _____ Second floor area (sq. ft.) _____
(e) (f)

LARGE HOUSE REVIEW - TLAG AFFIDAVIT

Property Address: 15 Thackeray Road
Applicant Name: Lorin Tuxbury

DIRECTIONS FOR THE CALCULATION OF TLAG

General

Total Living Area plus Garage ("TLAG") is as defined in Section XVID of the Zoning Bylaw. This Attachment to the *Large House Review Rules and Regulations* provides additional direction on the calculation of TLAG.

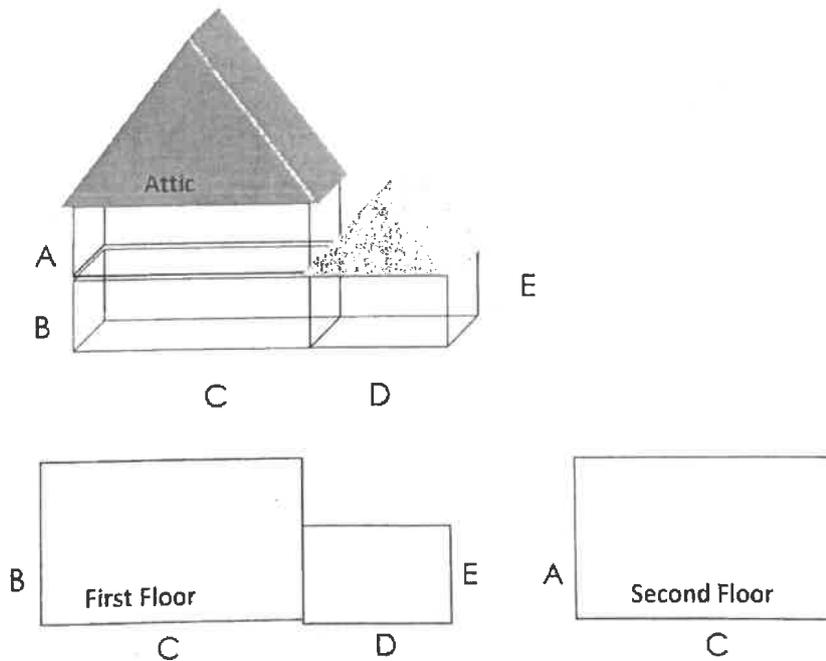
Multiple Building Permits

Multiple building permits that increase TLAG at the same location within any three-year period (i.e., within a three-year moving window) shall be collectively considered as one project for the purposes of LHR thresholds.

Calculating Total Living Area plus Garage Space

- Above-Grade Floors:** Figure 1 illustrates how the TLAG of the main body of the house and/or accessory structures shall be calculated. Measurements are to be taken from the exterior surface of the exterior walls (all interior area shall be included in the measured dimensions, including interior stairways, areas occupied by chimneys, garage, and storage space; heated porches shall be included).

Figure 1 Calculation of Structures

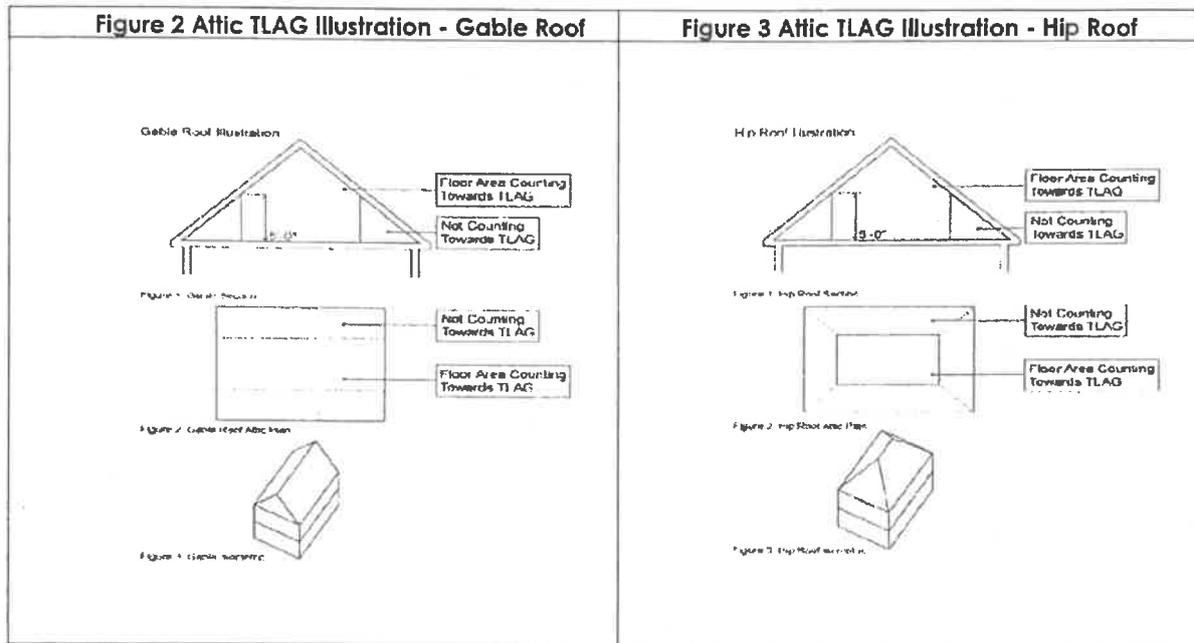


$(B \times C) + (D \times E) + (A \times C) =$ The sum of the horizontal areas of the above-grade floors measured from the exterior face of the exterior walls.

LARGE HOUSE REVIEW - TLAG AFFIDAVIT

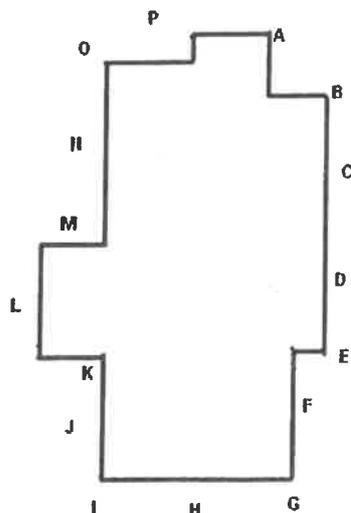
Property Address: 15 Thackeray Road
 Applicant Name: Lorin Tuxbury

2. **Attics:** Figures 2 and 3 below illustrate how attic area shall be measured (calculations are applicable to all roof types).



3. **Basements:** Figure 4 illustrates how basements are to be measured. These calculations include all areas of basements, including garage and unfinished/storage areas; garages and storage areas in basements are not additive, but are calculated as basement TLAG. Basement area calculations shall be taken from the interior of the foundation walls.

Figure 4 Basement TLAG Illustration



- Starting at one corner of the structure measure the height of the basement wall above grade every 10 linear feet.
- Average these measurements.
- The average wall height above grade is the numerator.
- The denominator is the height of the basement wall measured from the basement floor slab to the underside of the floor joists.
- The fraction created is the percentage of basement wall above grade.
- If the fraction is below 1/4 or .25 the basement is exempt from TLAG.**
- If the fraction is 1/4 (.25) or more a portion of the basement will count towards TLAG.**
- The amount of the basement that will count towards TLAG is calculated by multiplying the area of the basement by the percentage/fraction.

LARGE HOUSE REVIEW - TLAG AFFIDAVIT

Property Address: 15 Thackeray Road

Applicant Name: Lorrin Tuxbury

Calculating Basement TLAG

$$\frac{A \text{ thru } P}{16} = \text{Average Wall Height Above Grade}$$

$$\frac{\text{Average Wall Height Above Grade}}{\text{Height of Basement Wall}} = \% \text{ of Basement Above Grade}$$

4. Multi-Story Interior Spaces:

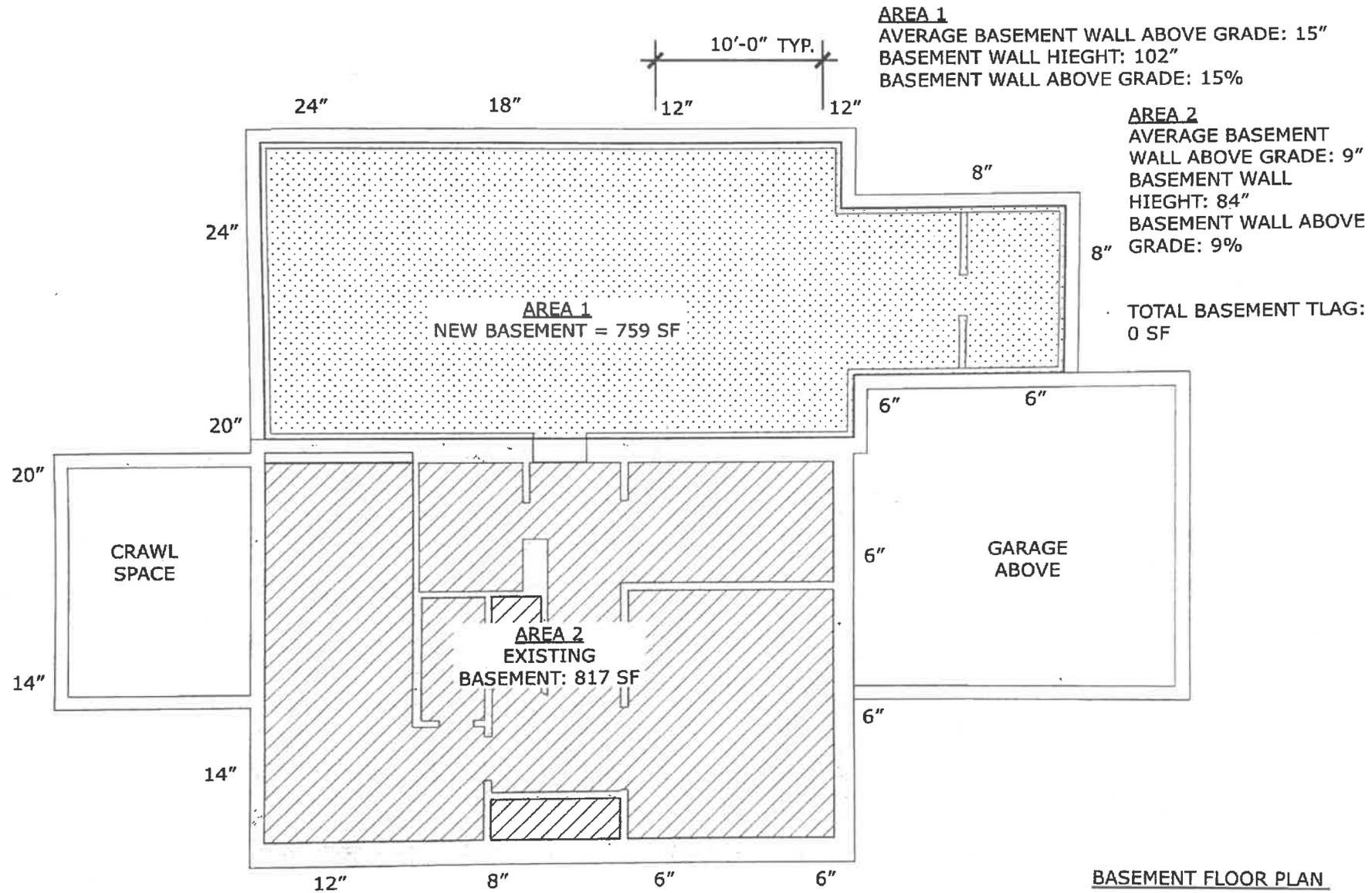
- a. Features such as a foyer, balcony, vaulted ceiling, or cathedral ceiling with a ceiling height of 12 or more feet shall be counted as multiple stories.
- b. The floor area of a two-story foyer shall be counted as first floor space as well as second floor space.
- c. Multi-story interior finished spaces that contain cathedral, tray, or vaulted ceiling with a vertical wall height 12 feet or more will count as an additional full story.
- d. Multi-story interior finished spaces that contain cathedral, tray, or vaulted ceiling with a vertical wall height less than 12 feet will count as a single story.

5. TLAG Exemptions

- a. Exterior areas occupied by a chimney, covered or uncovered patios or stairs, areas under a canopy, decks, unheated porches and bay or bow windows having no foundation will not count toward TLAG.

Activities Exempt from Large House Review

Generally, the finishing of existing floor area that does not involve additions, is exempt from Large House Review. In most cases, the area being finished already counts as existing TLAG. For example, the completion or finishing of attics in existing structures where there is no addition, alteration of the roof, or adding of dormers, is likely exempt from Large House Review; similarly, the finishing of existing basement area without alteration of the foundation is also likely exempt from Large House Review.



BASEMENT FLOOR PLAN

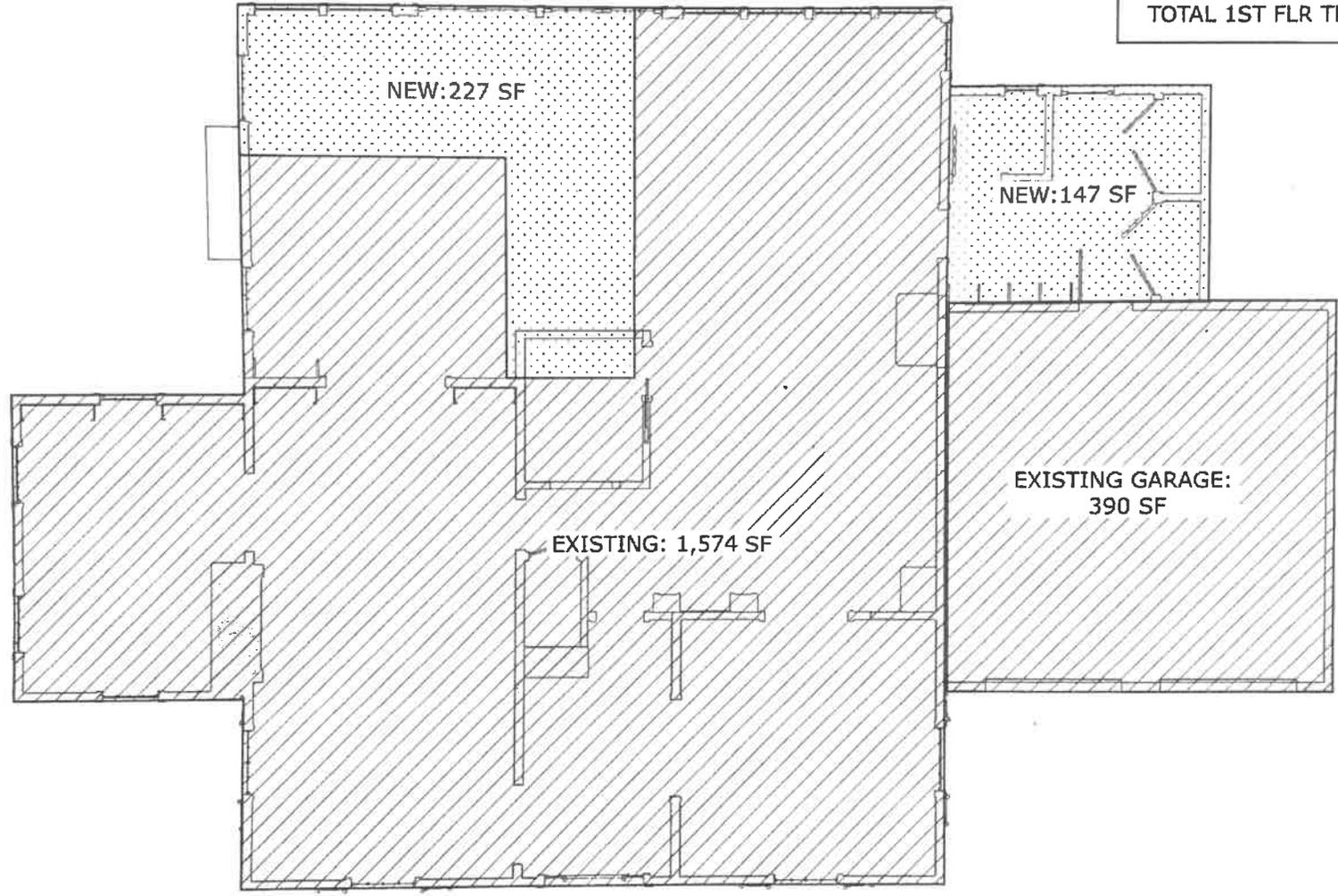
McGavern
 Design

TLAG
 TUXBURY RESIDENCE
 15 THACKERAY ROAD, WELLESLEY, MA

DATE: 8-3-2020
 SCALE: 1/8" = 1'-0"

TOTAL EXISTING TLAG: 1,964 SF
TOTAL NEW TLAG: 374 SF

TOTAL 1ST FLR TLAG: 2,338 SF



FIRST FLOOR PLAN

<p>McGavern Design</p>	<p>TLAG TUXBURY RESIDENCE 15 THACKERAY ROAD, WELLESLEY, MA</p>	<p>DATE: 8-3-2020 SCALE: 1/8" = 1'-0"</p>
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TOTAL EXISTING TLAG: 950 SF

TOTAL NEW TLAG: 510 SF

TOTAL 2ND FLR TLAG: 1,460 SF



SECOND FLOOR PLAN

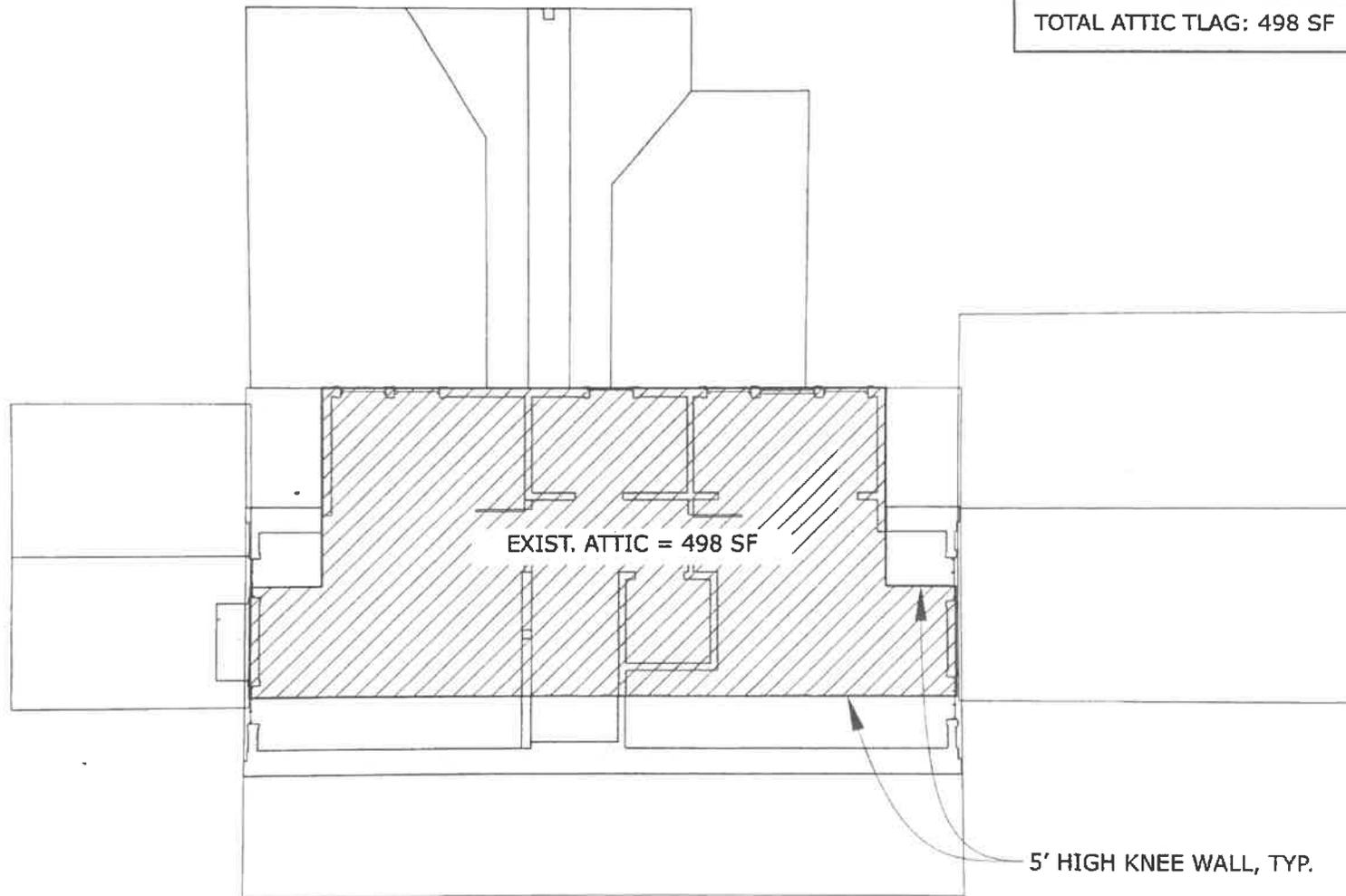
McGavern
Design

TLAG
TUXBURY RESIDENCE
15 THACKERAY ROAD, WELLESLEY, MA

DATE: 8-3-2020
SCALE: 1/8" = 1'-0"

TOTAL EXISTING ATTIC TLAG: 498 SF
TOTAL NEW ATTIC TLAG: 0 SF

TOTAL ATTIC TLAG: 498 SF



5' HIGH KNEE WALL, TYP.

ATTIC SECTION

McGavern
Design

TLAG
TUXBURY RESIDENCE
15 THACKERAY ROAD, WELLESLEY, MA

DATE: 8-3-2020
SCALE: 1/8" = 1'-0"

TUXBURY RESIDENCE
15 THACKERAY ROAD
WELLESLEY, MA

CONSULTANTS:

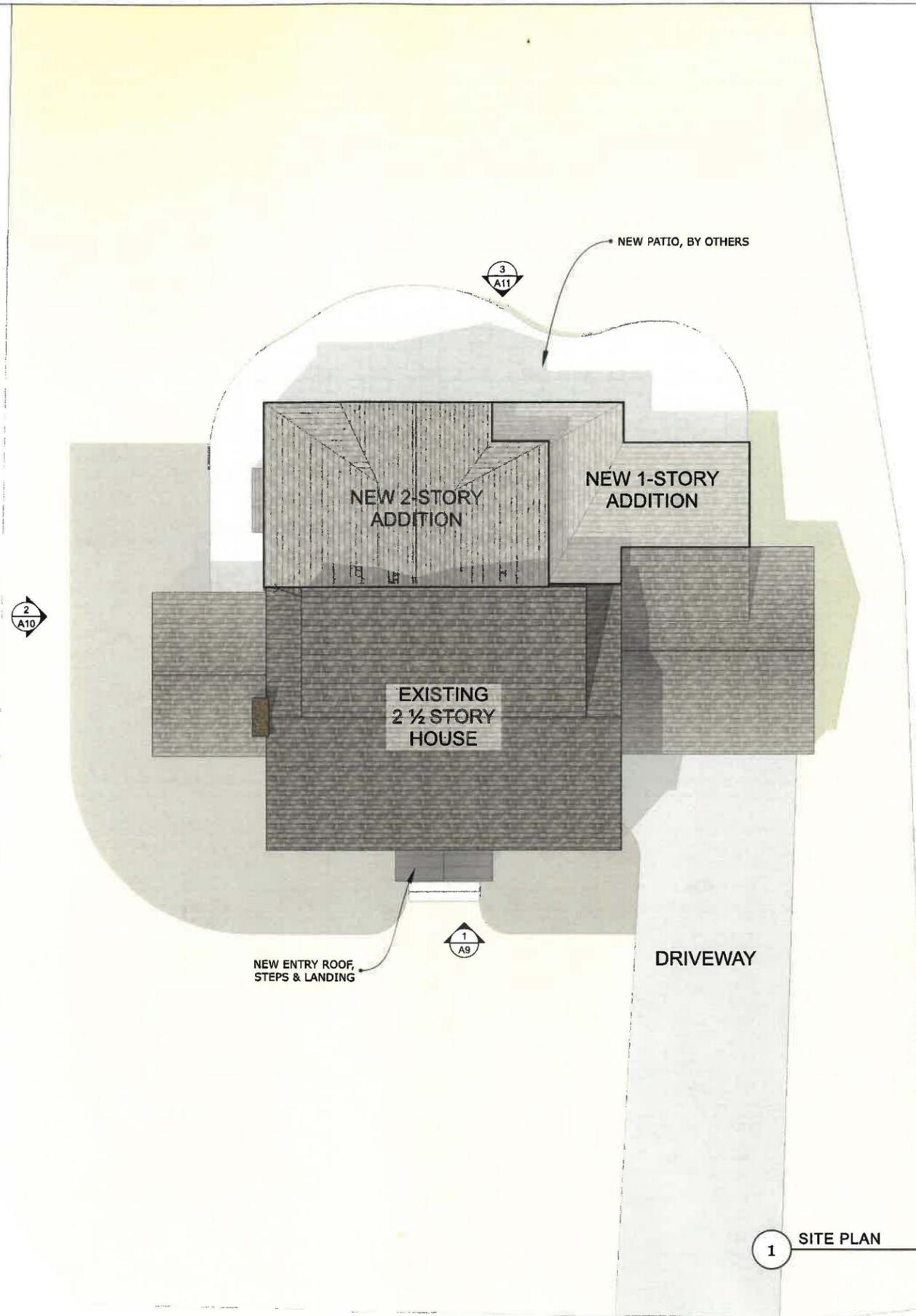
SEAL:

NO:	DESCRIPTION	DATE

SCALE:
1/4" = 1'-0"

ISSUE DATE:
SPECIAL PERMIT 8-4-2020

A.1



1 SITE PLAN

TUXBURY RESIDENCE
15 THACKERAY ROAD
WELLESLEY, MA

CONSULTANTS:

SEAL:

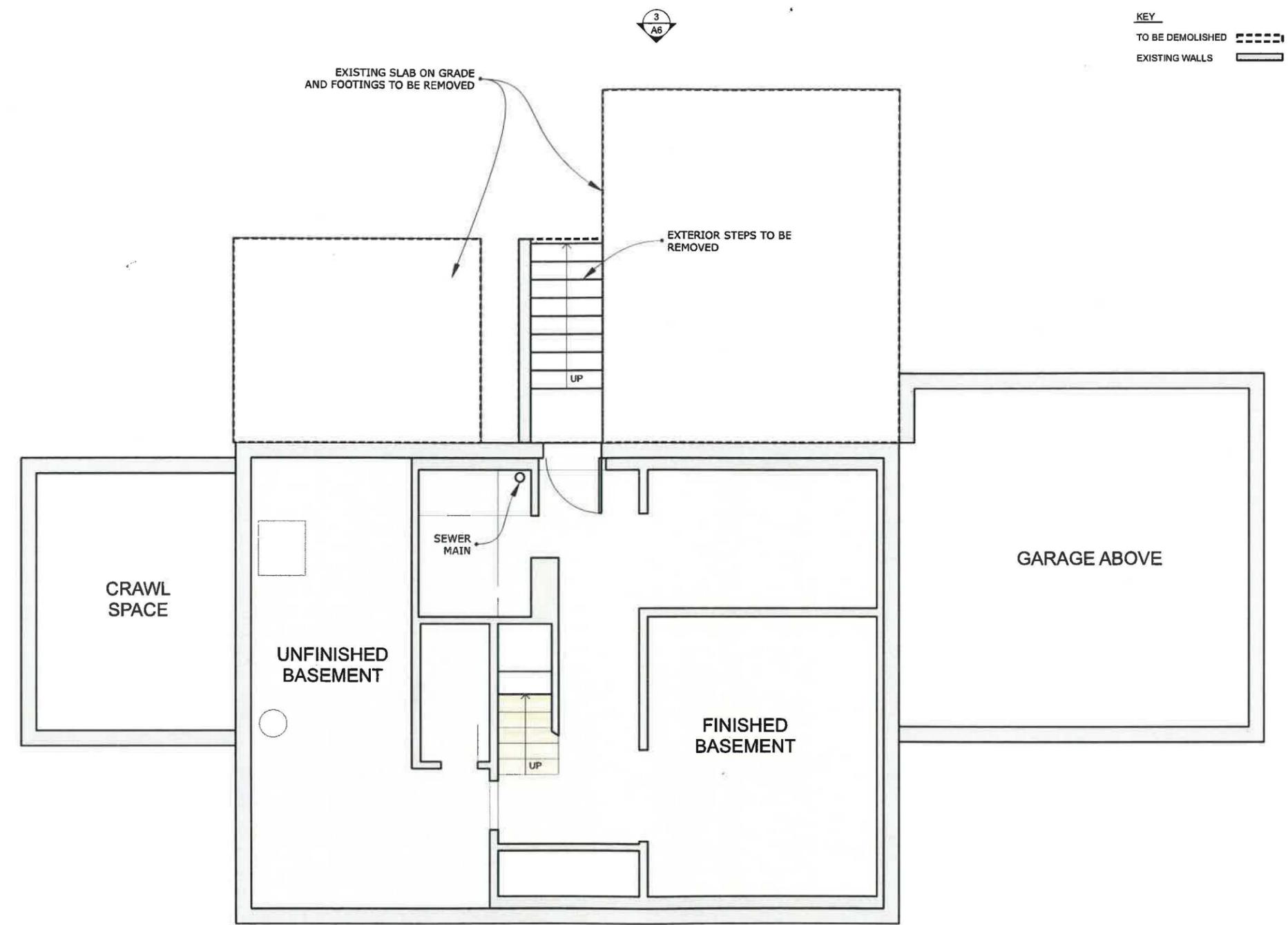
NO.	DESCRIPTION	DATE

SCALE:
1/4" = 1'-0"

ISSUE DATE:
SPECIAL PERMIT 8-4-2020

A.2

KEY
TO BE DEMOLISHED [dashed line]
EXISTING WALLS [solid line]



1 EXISTING BASEMENT FLOOR PLAN



TUXBURY RESIDENCE
15 THACKERAY ROAD
WELLESLEY, MA

CONSULTANTS:

SEAL:

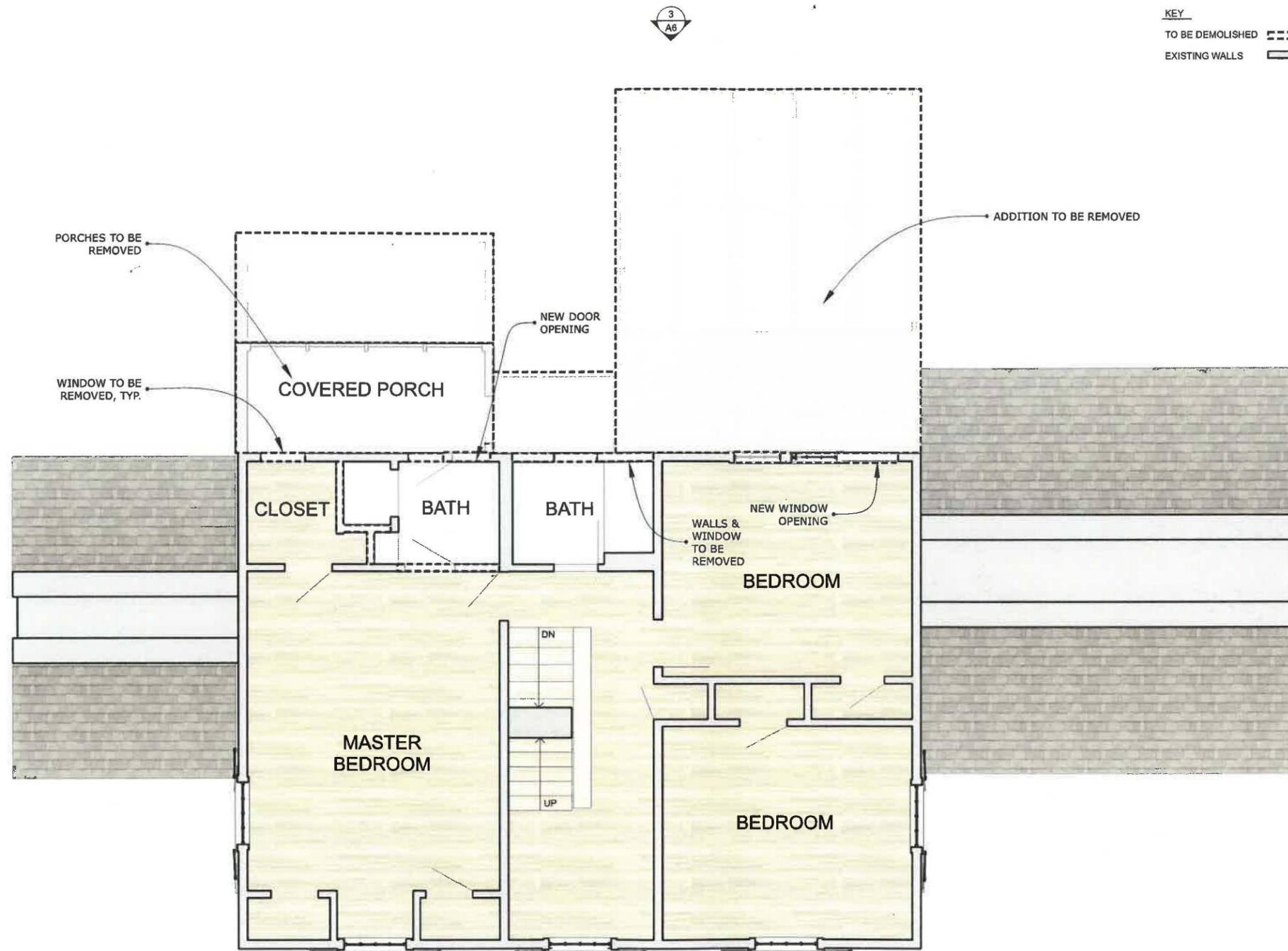
NO:	DESCRIPTION	DATE

SCALE:
1/4" = 1'-0"

ISSUE DATE:
SPECIAL PERMIT 8-4-2020

A.4

KEY
TO BE DEMOLISHED [dashed line]
EXISTING WALLS [solid line]



1 EXISTING SECOND FLOOR PLAN

TUXBURY RESIDENCE
15 THACKERAY ROAD
WELLESLEY, MA

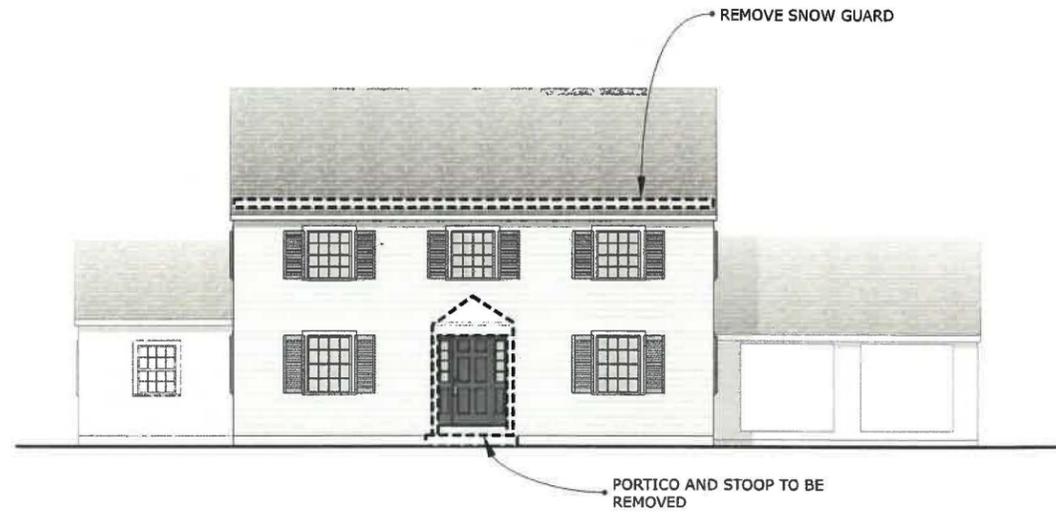
CONSULTANTS:

SEAL:

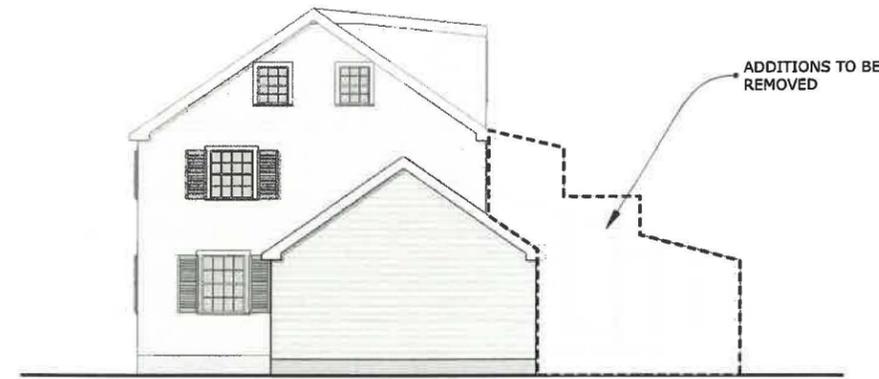
NO.	DESCRIPTION	DATE

SCALE:
1/8" = 1'-0"

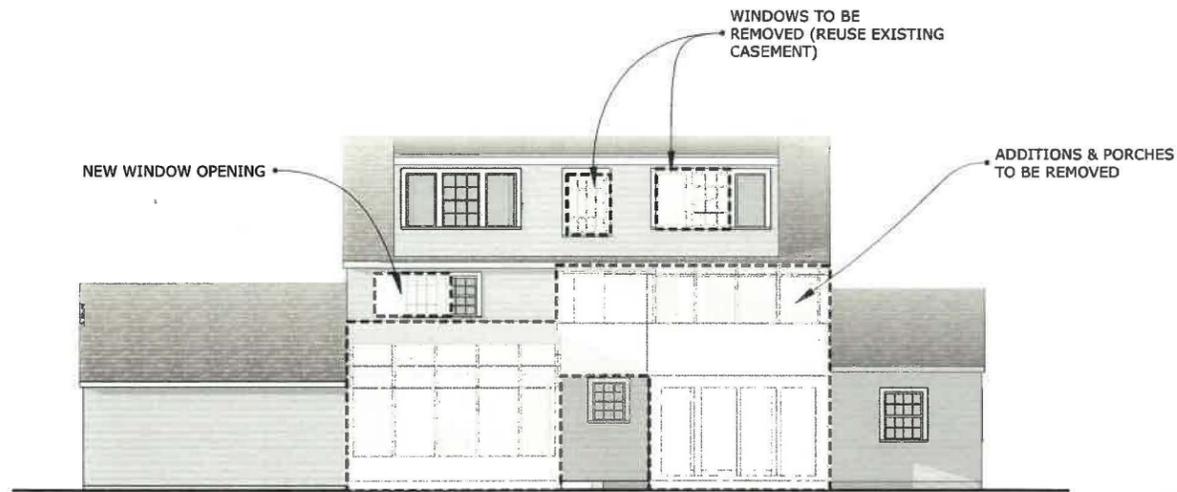
ISSUE DATE:
SPECIAL PERMIT 8-4-2020



1 FRONT EXTERIOR ELEVATION



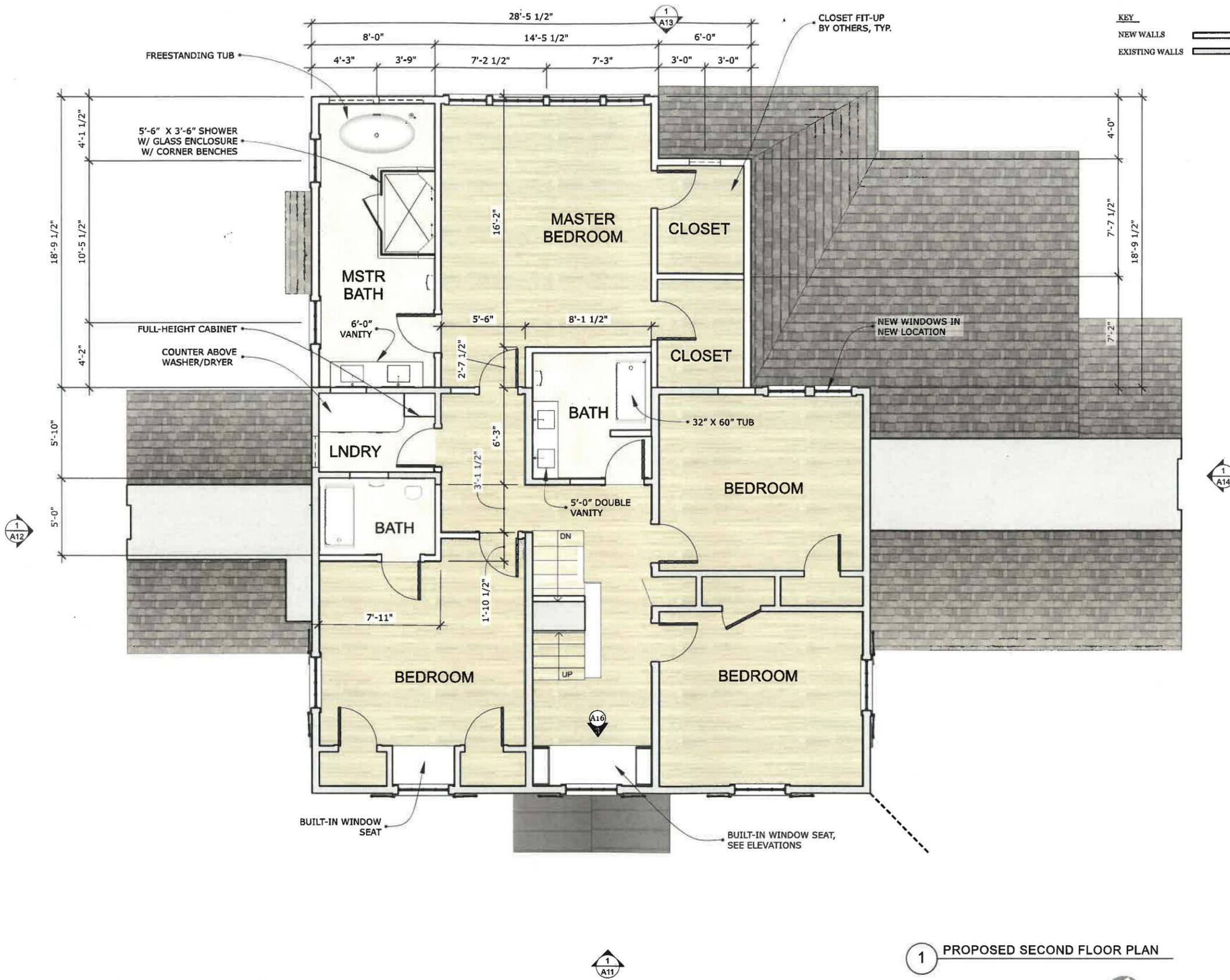
2 SIDE EXTERIOR ELEVATION



3 REAR EXTERIOR ELEVATION



4 SIDE EXTERIOR ELEVATION



McGavern Design
 42 Madison Street
 Newburyport, MA
 978.914.1900

TUXBURY RESIDENCE
 15 THACKERAY ROAD
 WELLESLEY, MA

CONSULTANTS:

SEAL:

NO.	DESCRIPTION	DATE

SCALE:
 1/4" = 1'-0"
 ISSUE DATE:
 SPECIAL PERMIT 8-4-2020

1 PROPOSED SECOND FLOOR PLAN
 0 5' 10'

TUXBURY RESIDENCE
15 THACKERAY ROAD
WELLESLEY, MA

CONSULTANTS:

SEAL:

NO.	DESCRIPTION	DATE

SCALE:
1/4" = 1'-0"

ISSUE DATE:
SPECIAL PERMIT 8-4-2020



1 SIDE PROPOSED ELEVATION

TUXBURY RESIDENCE
15 THACKERAY ROAD
WELLESLEY, MA

CONSULTANTS:

SEAL:

NO.	DESCRIPTION	DATE

SCALE:
1/4" = 1'-0"

ISSUE DATE:
SPECIAL PERMIT 8-4-2020



1 REAR PROPOSED ELEVATION

McGavern
Design

42 Madison Street
Newburyport, MA
978.914.1900

TUXBURY RESIDENCE
15 THACKERAY ROAD
WELLESLEY, MA

CONSULTANTS:

SEAL:

NO.	DESCRIPTION	DATE

SCALE:
1/4" = 1'-0"

ISSUE DATE:
SPECIAL PERMIT 8-4-2020



1 SIDE PROPOSED ELEVATION

A.14