



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5918

J. RANDOLPH BECKER, CHAIRMAN
ROBERT W. LEVY, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208

WALTER B. ADAMS
DEREK B. REDGATE
RICHARD L. SEEGEL

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2020 DEC -1 P 2:11

ZBA 2020-68
Petition of Shannon & Timothy Scarlett
11 Pine Tree Road

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Tuesday, November 17, 2020 at 7:30 pm, on the petition of Shannon & Timothy Scarlett requesting a Special Permit/Finding pursuant to the provisions of Section 17 and Section 25 of the Zoning Bylaw that construction of an addition that consists of a first floor with a partially exposed basement below with less than required front yard setbacks, on an existing nonconforming structure with less than required front yard and left side yard setbacks, on a 9,000 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, 11 Pine Tree Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On October 23, 2020, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication. In accordance with Chapter 53 of the Acts of 2020, the hearing was scheduled for October 29, 2020.

Present at the public hearing was Shannon Scarlett, the Petitioner, who said that the request is to add a one story addition to the right side of the existing house to accommodate a first floor guest bedroom for in-laws and parents who are getting older. She said that the size of the addition is approximately 20 feet by 14 feet with a full basement.

A Board member questioned whether the plans that were submitted meet the criteria of the application. He said that the plans only include the addition and not the existing house. The Chairman said that the information for the addition is there but is seen in isolation, so that Board does not have a context for it. He said that you can see how it fits on the existing house on the plot plan. The Board discussed inserting a condition that the plans should be consistent with the requested information for Zoning Board records.

There was no member of the public who wished to speak to the petition.

Statement of Facts

The subject property is located at 11 Pine Tree Road, on a 9,000 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, with a minimum front yard setback of 24.1 feet where 30 feet is required, and a minimum left side yard setback of 13.1 feet where 20 feet is required.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section 17 and Section 25 of the Zoning Bylaw that construction of an addition that consists of a first floor with a partially exposed basement below with less than required front yard setbacks, on an existing nonconforming

structure with less than required front yard and left side yard setbacks, on a 9,000 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 10/16/20, stamped by Stephen P. DesRoche, Professional Land Surveyor, Floor Plans and Elevation Drawings, dated 10/19/20, prepared by Shannon Taylor Scarlet Architects, and photographs were submitted.

On November 17, 2020, the Planning Board reviewed the petition and recommended that a special permit be approved.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

It is the opinion of this Authority that construction of an addition that consists of a first floor with a partially exposed basement below with less than required front yard setbacks, on an existing nonconforming structure with less than required front yard and left side yard setbacks, on a 9,000 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet will result in the intensification of existing nonconformities, will not result in additional nonconformities, and will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of an addition that consists of a first floor with a partially exposed basement below with less than required front yard setbacks, on an existing nonconforming structure with less than required front yard and left side yard setbacks, on a 9,000 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, subject to the following condition:

- Plans that meet submittal requirements that are typical for applications to the Zoning Board of Appeals shall be submitted.

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.

RECEIVED
TOWN CLERK'S OFFICE
WILLESTON, MA 02482
2020 DEC -1 P 2:01

ZBA 2020-68
Petition of Shannon & Timothy Scarlett
11 Pine Tree Road

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.

J. Randolph Becker (h.m.)
J. Randolph Becker, Chairman

David G. Sheffield (h.m.)
David G. Sheffield

Derek B. Redgate (h.m.)
Derek B. Redgate

ZBA 2020-68
Applicant Shannon & Timothy Scarlett
Address 11 Pine Tree Road

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2020 DEC - 1 P 2:01

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

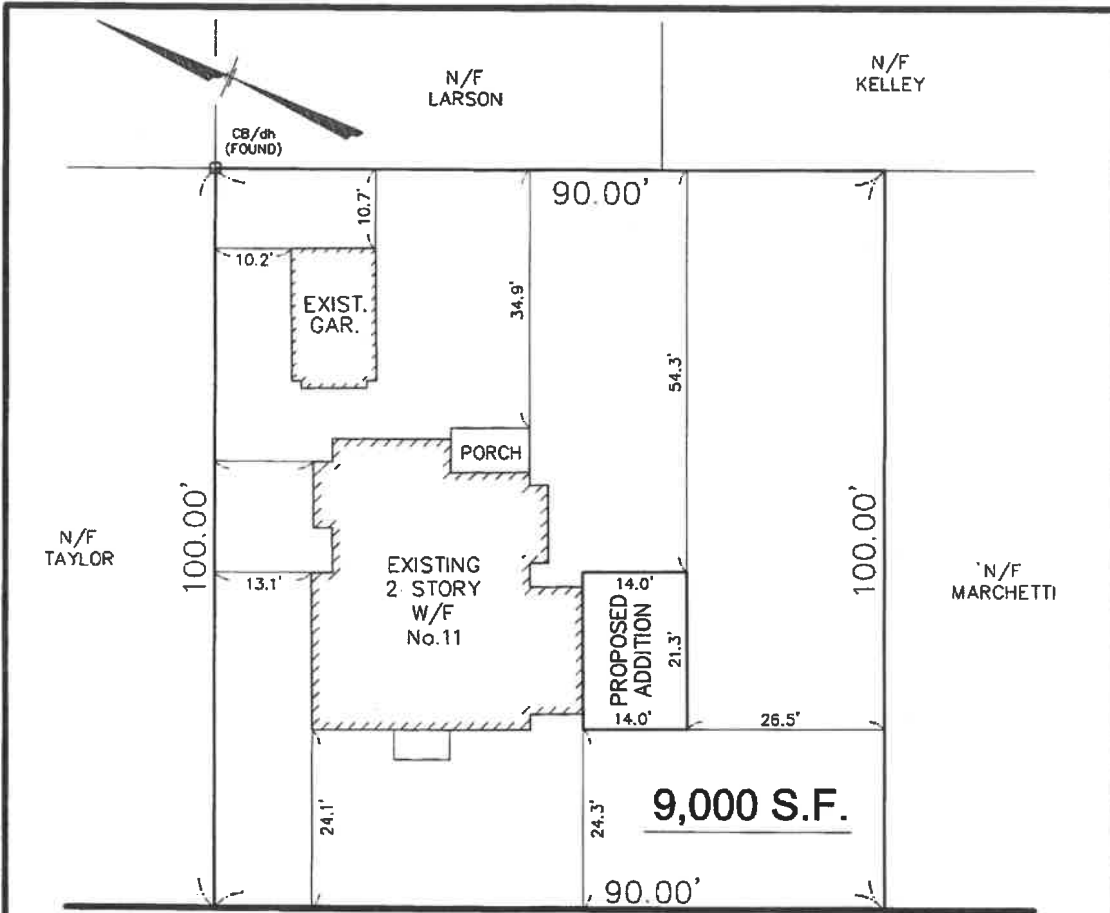
In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm



PINE TREE ROAD

(40.00' ~ WIDE)

EXISTING LOT COVERAGE IS 1,502 S.F. (16.7%)
 PROPOSED LOT COVERAGE IS 1,800 S.F. (20.0%)

PLOT PLAN OF LAND WELLESLEY, MA.

OCTOBER 16, 2020 SCALE 1"=20'

NEPONSET VALLEY SURVEY ASSOC., INC.
 95 WHITE STREET
 QUINCY, MA.



Stephen P. Desroche
 STEPHEN P. DESROCHE PLS No. 27699



TMF (20-059A)