



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

ZBA 2020-71
Petition of Melissa & Robert Bohlin
22 Roberts Road

RECEIVED
TOWN CLERK'S
OFFICE
WELLESLEY MA 02482
2020 DEC 29 P 1:50

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Tuesday, December 15, 2020 at 7:30 pm, on the petition of Melissa & Robert Bohlin requesting a Special Permit/Finding pursuant to the provisions of Section 17 and Section 25 of the Zoning Bylaw that construction of a one story, a two story and a second story addition that will meet setback requirements, on an existing conforming structure on a 15,023 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, at 22 Roberts Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On December 2, 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 December 15, 2020.

Present at the public hearing were Bee Howes, Architect, Robert and Melissa Bohlin, the Petitioner.

Ms. Howes said that the proposed front addition extends the living room out one story for four feet and the side addition of 162 square feet will be a mudroom on the first floor and a bathroom and extra closets on the second floor. She said that they are seeking relief because it is an undersized lot at 15,000 square feet in a 20,000 square foot Single Residence District. She said that all of the other dimensional and setback requirements are met.

Ms. Howes said that they will be adding 623 square feet of TLAG, resulting in a total of 5,115 square feet, which is under the 5,900 square foot threshold for Large House Review (LHR) in a 20,000 square foot Single Residence District.

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

Statement of Facts

The subject property is located at 22 Roberts Road, on a 15,023 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet.

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 a one story, a two story and a second story addition that will meet setback requirements, on an existing conforming structure on a 15,023 square foot lot in a Single

Residence District in which the minimum lot size is 20,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 10/27/20, stamped by Christopher C. Charlton, Professional Land Surveyor, Floor Plans and Elevation Drawings, dated 8/21/20, prepared by Bee Howes Architect, and photographs were submitted.

On October 27, 2020, the Wetlands Protection Committee issued a Negative Determination of Applicability.

On December 14, 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 a one story, a two story and a second story addition that will meet setback requirements, on an existing conforming structure on a 15,023 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet will not 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 a one story, a two story and a second story addition that will meet setback requirements, on an existing conforming structure on a 15,023 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, subject to the following condition:

- A TLAG Affidavit shall be submitted that shows a TLAG that is no greater than 5,115 square feet.

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 29 P 1:50

ZBA 2020-71
Petition of Melissa & Robert Bohlin
22 Roberts 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

Robert W. Levy (h.m.)
Robert W. Levy

Walter B. Adams (h.m.)
Walter B. Adams

ZBA 2020-71
Applicant Melissa & Robert Bohlin
Address 22 Roberts Road

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2020 DEC 29 P 1:50

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

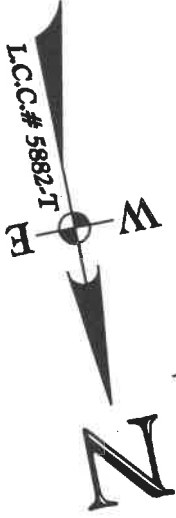
In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed,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

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm



No. 679 WORCESTER ST.
N/F
AMOS SAADA

87.00'

LOTS
15,023[±]/_{S.F.}

68.3

PLAY AREA

No. 26 ROBERTS RD.
N/F
ROBERT BURKE

PROPOSED 2nd
FLOOR ADDITION
(SHADED)

No. 18 ROBERTS RD.
N/F
ETDH, LLC

PAVED
DRIVE

7.67'

20.42'

PATIO

20.1'

DECK

21.9'

No. 22
2-STORY
TOF=98.3
1st FL=99.5
RIDGE=127.7

20.0 EXIST.
FOUNDATION

PROPOSED
ADDITIONS
(SHADED)

10.42'

15.5'

10.42'

5.83'

10.42'

13.0'

13.0'

32.8'

83.00'

95.0'

ROBERTS ROAD

ZONING DISTRICT: SR20

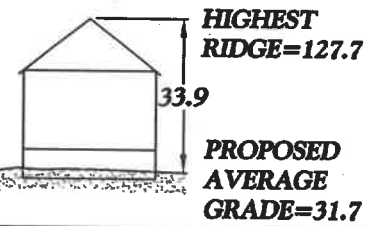
EXISTING LOT COVERAGE %	17.0
PROPOSED LOT COVERAGE %	18.2

EXISTING LOT COVERAGE (sqft)	2,548
PROPOSED LOT COVERAGE (sqft)	2,729

SPOT LOCATION	GRADE ELEV.
A	96.8
B	97.0
C	97.0
D	96.7
E	96.5
F	96.4
G	96.3
H	96.0
I	95.7
J	95.5
K	95.4
L	95.2
M	95.4
N	95.5
O	95.3
P	95.4
Q	95.6
R	95.8
S	96.0
T	96.2
U	96.5
TOTAL	2016.2
AVERAGE	96.0

HEIGHT PROFILE

NOT TO SCALE



PREPARED FOR:
ROBERT BOHLIN
22 ROBERTS ROAD
WELLESLEY, MA

REFERENCES:
DEED: CERTIFICATE# 190907
PLAN: L.C.C.# 5882-T



CHRISTOPHER C. CHARLTON, PLS

CERTIFIED PLOT PLAN

LOCATED AT

22 ROBERTS ROAD

ASSESSORS PARCEL # 121-028

WELLESLEY, MA

NORFOLK COUNTY

CONTINENTAL LAND SURVEY, LLC

105 BEAVER STREET, FRANKLIN, MA

(508) 528 - 2528

SCALE: 1"=20' OCTOBER 27, 2020



I CERTIFY THAT THIS PLAN WAS CREATED BY AN INSTRUMENT SURVEY ON THE GROUND AND THAT ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.