

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2021-20

Petition of Susan Kovacs
20 Clifford Street

2021 MAR 18
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Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, March 4, 2021 at 7:30 pm, on the petition of Susan Kovacs requesting a Special Permit/Finding pursuant to the provisions of Section 17 and Section 25 of the Zoning Bylaw that construction of a second story addition with a bay window over an existing one story structure, construction of a one story garage, and construction of a one story porch area to connect two existing porches, on a 9,914 square foot corner lot in a Single Residence District in which the minimum lot size is 10,000 square feet, at 20 Clifford Street, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On January 28, 2021, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Present at the public hearing were David Himmelberger, Esq., Susan Christine Kovacs, the Petitioner, and Jacob Lilley, Architect.

Mr. Himmelberger said that the request is for a special permit for conforming additions to the existing home on a lot with less than required area. He said that the house at the corner of Clifford and Twitchell Streets was originally built in 1915, according to the Town's Building Department records. He said that it is located on an undersized lot of 9,914 square feet in a 10,000 square foot Single Residence District. He said that the undersized lot stems from a taking by the town in 1938 for a portion of the corner of the lot at the intersection of Clifford and Twitchell Streets. He said that the proposed additions include adding a second story with a bay to an existing one story addition, adding a one-car attached garage, and connecting two existing porches with additional porch to complete a wraparound look. He said that all of the additions will be fully dimensionally compliant. He said that existing lot coverage will increase from 14 percent to 18 percent, approximately 440 square feet. He said that proposed TLAG of 3,705 square feet is just over the threshold of 3,600 square feet for the district. He said that the requested relief will not be substantially more detrimental to the neighborhood than the pre-existing nonconformities.

Mr. Lilley said that the house is concealed behind arbor vitae on the Clifford Street side. He said that the current owner is looking to restore a house that was neglected. He said that the house is undersized and has no real garage. He said that there is a single story addition at the back of the house facing Twitchell Street and an oversized deck. He said that they looked at ways to modernize the house while being respectful to the neighborhood. He said that the proposal is to build over the existing porch to create a fourth bedroom and build a modest single story garage at grade to enter into the back of the house. He said that the porch will extend around the back side to complete the elevation. He said that all of the proposed elements borrow cues from the existing house. He said that what was already an attractive

house just needed some repairs to bring it up to modern standards. He said that there will be no new curb cut.

A Board member said that the Town Engineer indicated that there is high groundwater that needs to be controlled during and after construction. He said that ground cover will be increased by 30 percent. Mr. Lilley said that the only addition will be the 15 by 20 foot garage. He said that the majority of the building is over the existing footprint.

A Board member said that the plot plan shows existing lot coverage of 1,388 square feet and proposed lot coverage of 1,822 square feet, going from 14 to 18 percent. Mr. Himmelberger said that includes the garage plus the connecting porch. He said that the garage will go on a slab where there was a driveway to the garage below. He said that the only area where they are adding lot coverage is the slab on grade for the garage. He said that they will not be changing the groundwater because it will be a slab and they will not go into the ground.

A Board member said that it is a tasteful alteration to the existing building with interesting design features and a modest increase in size.

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

Statement of Facts

The subject property is located at 20 Clifford Street, on a 9,914 square foot corner lot in a Single Residence District in which the minimum lot size is 10,000 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 second story addition with a bay window over an existing one story structure, construction of a one story garage, and construction of a one story porch area to connect two existing porches, on a 9,914 square foot corner 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.

Plot Plan of Land, dated 1/25/21, stamped by Kevin Danahy, Professional Land Surveyor, Proposed Floor Plans and Elevation Drawings, dated 1/25/21, prepared by Jacob Lilley Architects, and photographs were submitted.

On February 11, 2021, Jason Tobin, Civil Engineer, Town of Wellesley, reviewed the petition and submitted comments.

On March 3, 2021, 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.

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20 Clifford Street

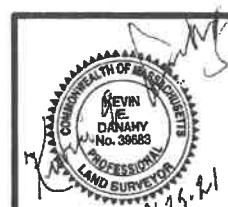
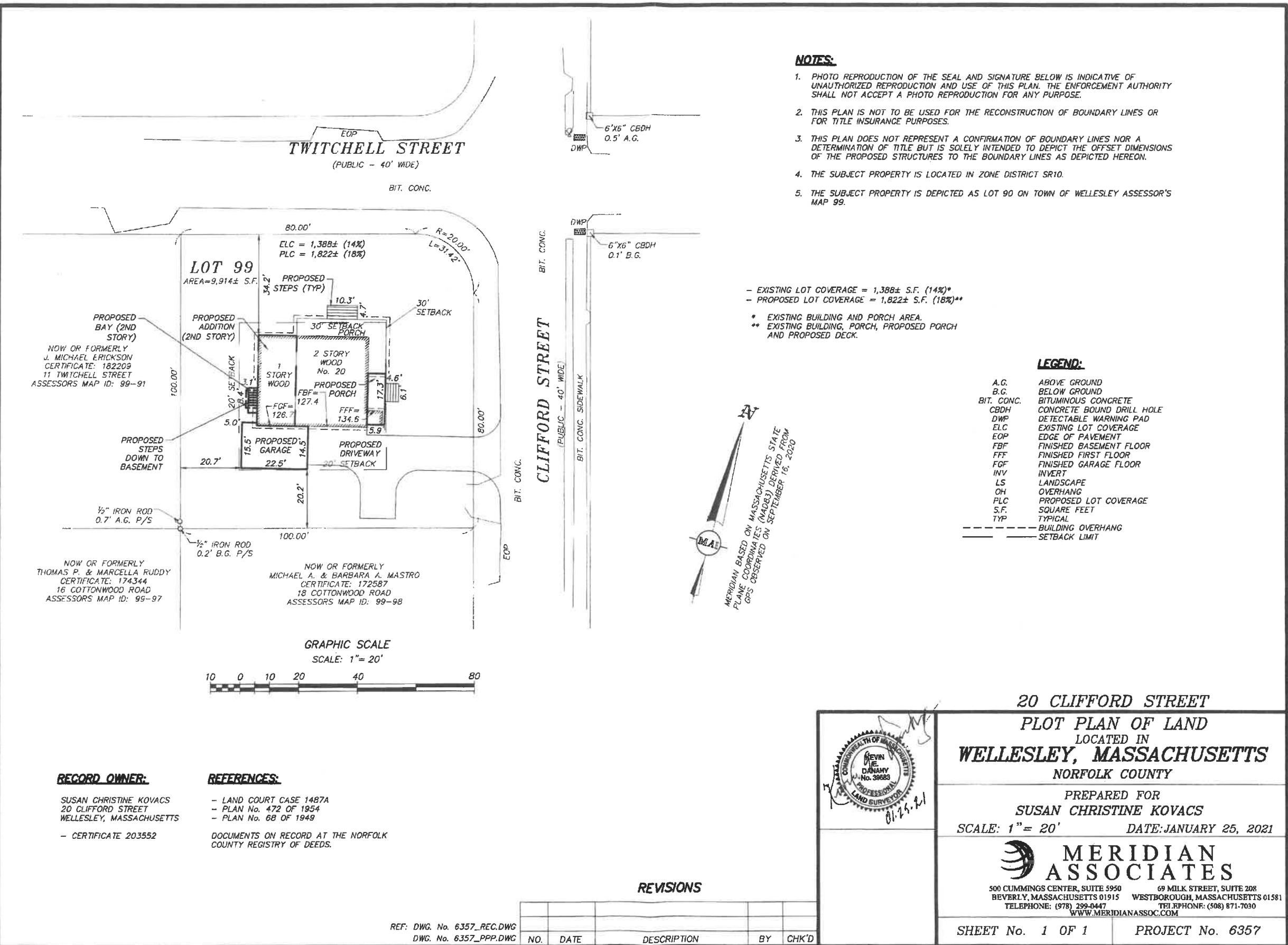
It is the opinion of this Authority that construction of a second story addition with a bay window over an existing one story structure, construction of a one story garage, and construction of a one story porch area to connect two existing porches, on a 9,914 square foot corner lot in a Single Residence District in which the minimum lot size is 10,000 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 second story addition with a bay window over an existing one story structure, construction of a one story garage, and construction of a one story porch area to connect two existing porches, on a 9,914 square foot corner lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in accordance with the submitted plot plan and construction drawings.

The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction 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.

2021 MAR 18 A 11:27
MA 02146
CLIFFORD ST 20
SUSAN KOVACS



20 CLIFFORD STREET
PLOT PLAN OF LAND
LOCATED IN
WELLESLEY, MASSACHUSETTS
NORFOLK COUNTY

PREPARED FOR
SUSAN CHRISTINE KOVACS
SCALE: 1" = 20' DATE: JANUARY 25, 2021

SCALE: 1" = 20' DATE: JANUARY 25, 2021

 MERIDIAN

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SHEET No. 1 OF 1 PROJECT No. 6352

STREET NO. 1 OF 1 PROJECT NO. 3337

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