

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

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ZBA 2021-69
Petition of Kane Built, Inc.
57 Sheridan Road

2021 SEP 16 P 1:26
RECEIVED
TOWN OF WELLESLEY
PLANNING DEPARTMENT

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 2, 2021 at 7:30 pm, on the petition of Kane Built, Inc. requesting a Special Permit/Finding pursuant to the provisions of Section 14E, Section 17 and Section 25 of the Zoning Bylaw that demolition and reconstruction of a two story structure that will meet setback requirements, on a 10,819 square foot lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in a Water Supply Protection District, at 57 Sheridan Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On July 22, 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 on behalf of the petition were Laurence Shind, Esq., and Heather Dorey, Construction Manager.

Mr. Shind said that the request is for a special permit/finding for demolition of the existing nonconforming structure and construction of a new residence that will comply with all dimensional requirements and will not be substantially more detrimental to the neighborhood.

Mr. Shind said that the lot is undersized lot at just under 11,000 square feet in a 15,000 square foot district. He said that according to the Assessor's records, the house was built in 1940 and is a relatively small outdated cape with less than 1,900 square feet of living area. He said that lot coverage is approximately 13 percent.

Mr. Shind said that the proposed new residence will have a TLAG of 3,677 square feet, which is within the 4,300 square foot threshold for the district. He said that lot coverage will increase to 19 percent, still within the 20 percent allowed.

Mr. Shind said that over past several years the neighborhood has been transitioning from post World War 2 smaller capes and colonials to a number of replacement homes. He said that the Petitioner believes that the size and style of the proposed home will fit into the neighborhood.

The Chairman said that the only nonconformity is lot size.

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

Statement of Facts

The subject property is located at 57 Sheridan Road, on a 10,819 square foot lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in a Water Supply Protection District.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section 14E, Section 17 and Section 25 of the Zoning Bylaw that demolition and reconstruction of a two story structure that will meet setback requirements, on a 10,819 square foot lot in a Single Residence District in which the minimum lot size is 15,000 square feet, in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Existing Plot Plan and Proposed Plot Plan, dated 6/9/21, stamped by Alfred M. Berry, Professional Land Surveyor, Floor Plans and Elevation Drawings, dated 7/8/21, prepared by R.C. Searles Associates, Letter to Wellesley Building Inspector, dated 2/19/18, re: 500-ft Rule – Minimum Front Yard Building Setback at 57 Sheridan Road and Stormwater Report & Calculations, dated 7/16/21, stamped by Scott P. Hayes, P.E, Massachusetts Certified Arborist #1797 and photographs were submitted.

On August 25, 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.

The Board found that the Design and Operation Standards in Part F are adequately satisfied and not otherwise prohibited in Part D.1, of Section 14E of the Zoning Bylaw for Water Supply Protection Districts.

It is the opinion of this Authority that demolition and reconstruction of a two story structure that will meet setback requirements, on a 10,819 square foot lot in a Single Residence District in which the minimum lot size is 15,000 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 demolition and reconstruction of a two story structure that will meet setback requirements, 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 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.

ZBA 2021-69
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57 Sheridan 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, Chairman


Robert W. Levy


Walter B. Adams

2021 SEP 16 P 1:26

RECEIVED
TOWN CLERK
OFFICE

ZBA 2021-69
Applicant Kane Built, Inc.
Address 57 Sheridan Road

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:

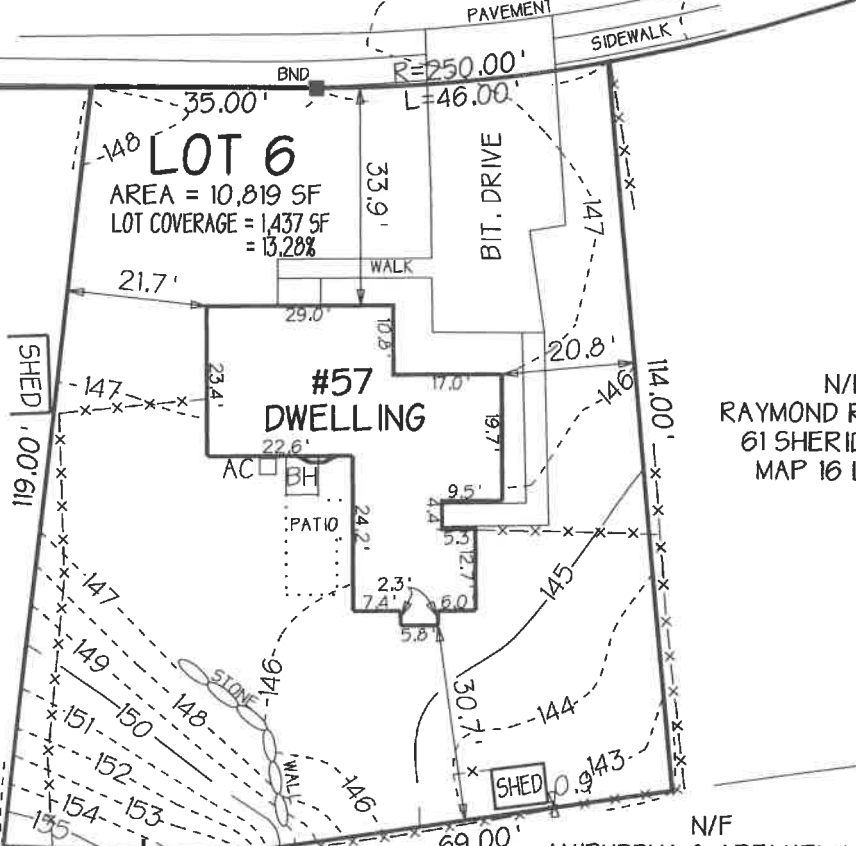
Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm

SHERIDAN ROAD

PUBLIC WAY - 40-FT WIDE



N/F
WILLIAM KARAS &
ARIANE GORELICH
53 SHERIDAN RD.
MAP 16 LOT 23

N/F
RAYMOND ROBINSON
61 SHERIDAN RD.
MAP 16 LOT 21

N/F
BRANDON & GINA BEAUVAIS
42 MADISON RD.
MAP 17 LOT 29

N/F
ANIRUDDHA & ARTI KELKAR
41A HUNNEWELL ST.
MAP 17 LOT 26

SITE DATA

RECORD OWNER: KANE BUILT, INC.

ASSESSORS MAP 16 LOT 22

BK 33656 PG 564
PL BK 2255 PG 108

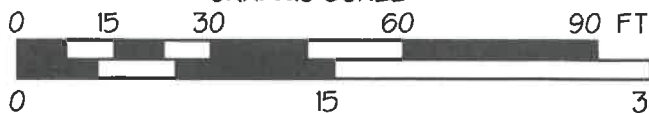
ZONE SRD 15 - TABLE 1

FRONT YARD: 30-FT
SIDE YARD: 20-FT
REAR YARD: 15-FT

MAX. TLAG = 4,300 S.F. (WITHOUT LHR)

MAX. LOT COVERAGE = 2,500 SF (THE GREATER
OF 20% OF LOT AREA OR 2,500 SQ.FT.)

GRAPHIC SCALE

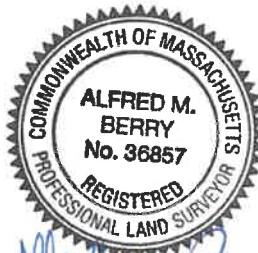


EXISTING PLOT PLAN 57 SHERIDAN ROAD WELLESLEY, MASSACHUSETTS

PREPARED FOR:
KANE BUILT, INC.
P.O. BOX 620-636
NEWTON LOWER FALLS, MA 02462

DATE: JUNE 9, 2021
SCALE: 1"=30'

www.foresitel.com



Alfred M. Berry



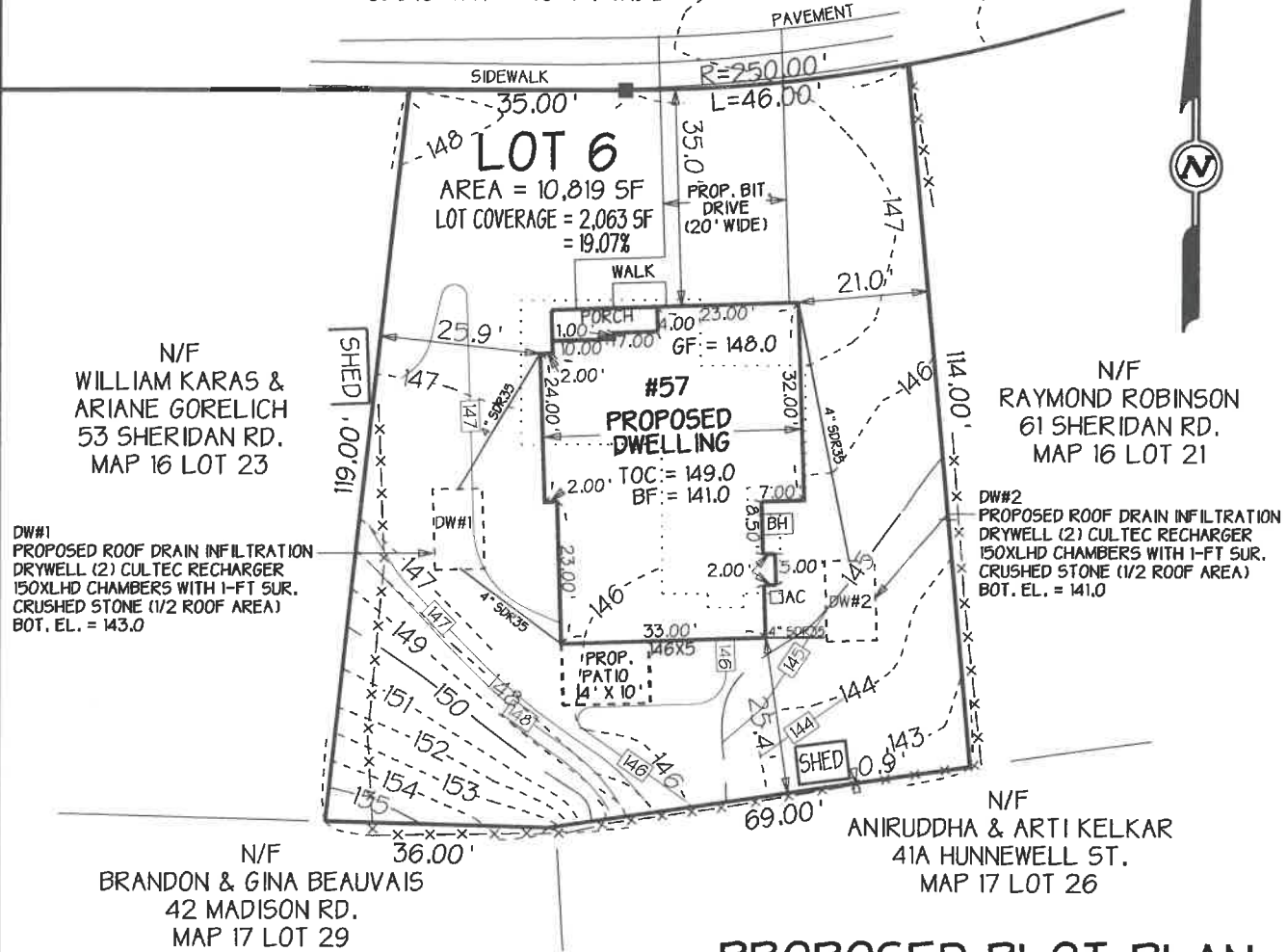
**FORESITE
ENGINEERING**
ENGINEERING SURVEYING PLANNING

16 Gleasondale Road Suite 1-1
Stow, Massachusetts 01775

Phone: (978) 461-2350

SHERIDAN ROAD

PUBLIC WAY - 40-FT WIDE



SITE DATA

RECORD OWNER: KANE BUILT, INC.

ASSESSORS MAP 16 LOT 22

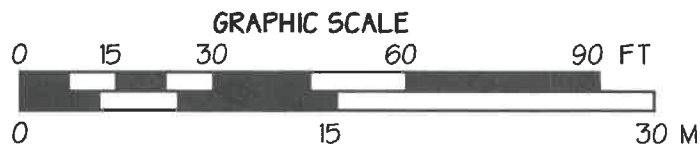
BK 33656 PG 564
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MAX. LOT COVERAGE = 2,500 SF (THE GREATER OF 20% OF LOT AREA OR 2,500 SQ.FT.)



PROPOSED PLOT PLAN 57 SHERIDAN ROAD WELLESLEY, MASSACHUSETTS



Alfred M. Berry

PREPARED FOR:
KANE BUILT, INC.
P.O. BOX 620-636
NEWTON LOWER FALLS, MA 02462

DATE: JUNE 9, 2021
SCALE: 1"=30'

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