

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

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NOV 18 P 12:51

ZBA 2021-90
Petition of Jesse & Julie Boehm
15 Wellesley Avenue

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 4, 2021 at 7:30 pm, in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Jesse & Julie Boehm requesting a Special Permit/Finding pursuant to the provisions of Section 17 and Section 25 of the Zoning Bylaw that replacement of the existing roof pitch with a 12/12 pitch gable and 6/12 pitch shed dormers, increasing the roof peak from 12 to 17 feet above grade, on an existing nonconforming garage with less than required side yard setbacks, on an 8,503 square foot corner lot in a General Residence District in which the minimum lot size is 10,000 square feet, at 15 Wellesley Avenue, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On October 4, 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 Izabella Synnott, Architect, and Jesse Boehm, the Petitioner.

Ms. Synnott said that the project involves replacing the existing roof on the garage with a steeper pitch and shed dormers on both sides. She said that it is a nonconforming lot.

Mr. Boehm discussed feedback from the Board at a previous hearing. He said that they moved the stair inside the garage and simplified the design of the dormer pattern to ensure that it looks like a garage and stays within the design aesthetic of the neighborhood. He said that the plan is to replace the roof to add storage and a rec area. Ms. Synnott said that the height at the interior peak will be seven feet.

The Chairman said that the architectural plan shows an interior stairway but the plot plan still shows an exterior stairway. Mr. Boehm confirmed that the interior stairway is correct.

A Board member discussed repeating the extended roofline over the entrance on the upper level. He said that the extended overhang makes a much larger impact on the three dimensional aspect of the garage. Mr. Boehm said that the overhang is for wind and rain protection as you come out of the garage.

Mr. Boehm said that it will be a one car garage, which is part of the challenge for a four person family. He said that the plan is to move bikes and off season things upstairs to the storage space and use any leftover space for the kids to throw a ball around. He said that they did not want to change the nonconforming nature of the structure. He said that they tried to incorporate the Board's feedback to keep it as simple as possible while meeting their goal to increase storage.

A Board member discussed exterior lighting and the possibility for recessed lighting in the overhang.

Mr. Boehm said that he spoke with all of the abutters. The Board said that it received two letters of support.

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

Statement of Facts

The subject property is located at 15 Wellesley Avenue, on an 8,503 square foot corner lot in a General Residence District in which the minimum lot size is 10,000 square feet. The existing nonconforming garage has minimum side yard setbacks of 9.6 feet and 11.1 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 replacement of the existing roof pitch with a 12/12 pitch gable and 6/12 pitch shed dormers, increasing the roof peak from 12 to 17 feet above grade, on an existing nonconforming garage with less than required side yard setbacks, on an 8,503 square foot corner lot in a General 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 7/12/21, stamped by Dennis B. O'Brien, Floor Plans and Elevation Drawings, dated 9/16/21, prepared by Author, and photographs were submitted.

On October 21, 2021, the Planning Board reviewed the petition and recommended that a special permit be denied or if approved, subject to a condition.

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 replacement of the existing roof pitch with a 12/12 pitch gable and 6/12 pitch shed dormers, increasing the roof peak from 12 to 17 feet above grade, on an existing nonconforming garage with less than required side yard setbacks, on an 8,503 square foot corner lot in a General 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 replacement of the existing roof pitch with a 12/12 pitch gable and 6/12 pitch shed dormers, increasing the roof peak from 12 to 17 feet above grade, on an existing nonconforming garage with less than required side yard setbacks, on an 8,503 square foot corner lot in a General Residence District in which the minimum lot size is 10,000 square feet, subject to the following conditions:

1. The stairway shall be interior to the garage, in accordance with the Floor Plans and Elevation drawings, dated 9/16/2021.
2. There shall be no plumbing of any kind in the garage structure.

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.

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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



David G. Sheffield



Richard L. Seegel

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Applicant Jesse & Julie Boehm
Address 15 Wellesley Avenue

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:

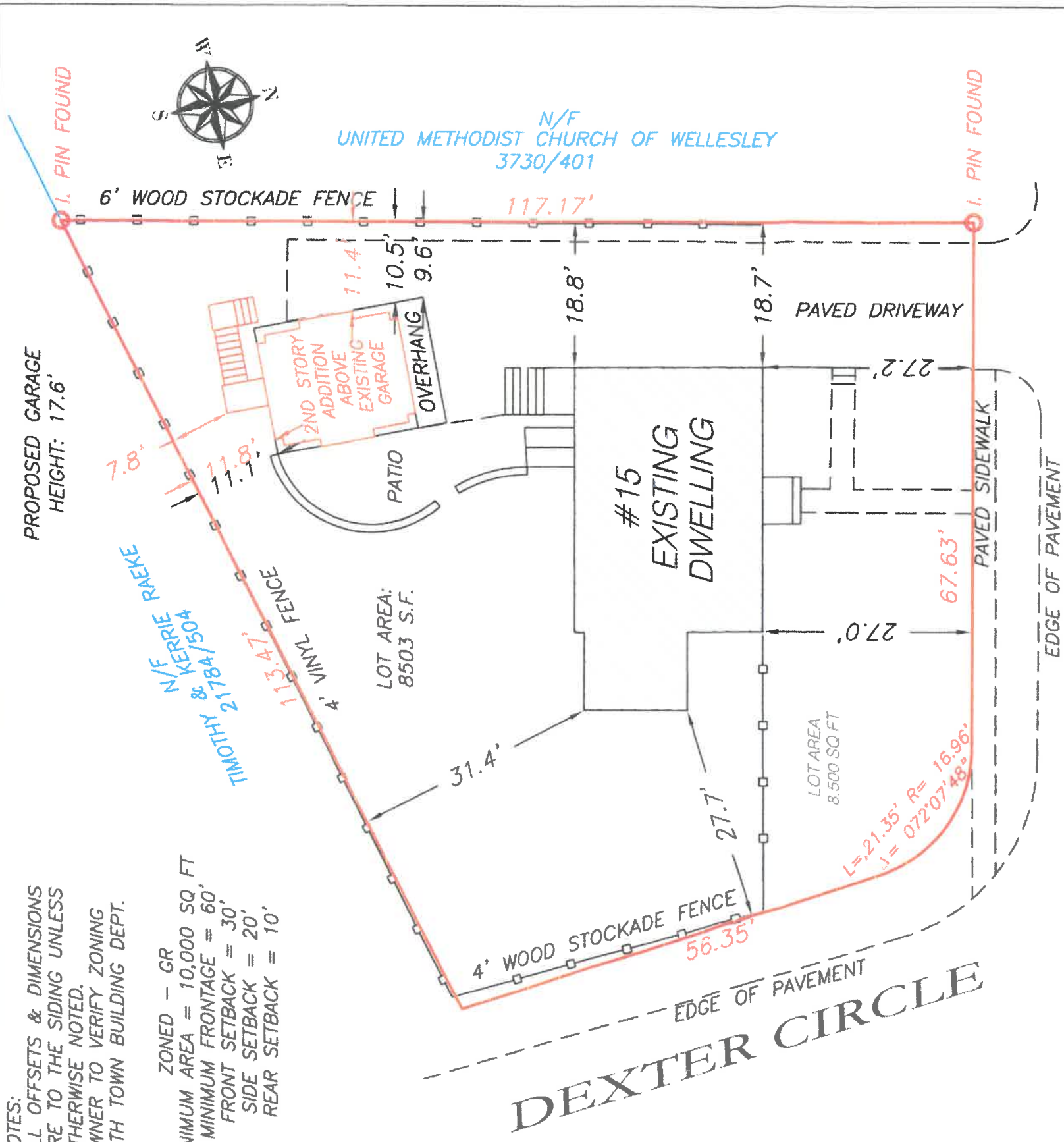
Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm

NOTES:
 ALL OFFSETS & DIMENSIONS
 ARE TO THE SIDING UNLESS
 OTHERWISE NOTED.
 OWNER TO VERIFY ZONING
 WITH TOWN BUILDING DEPT.

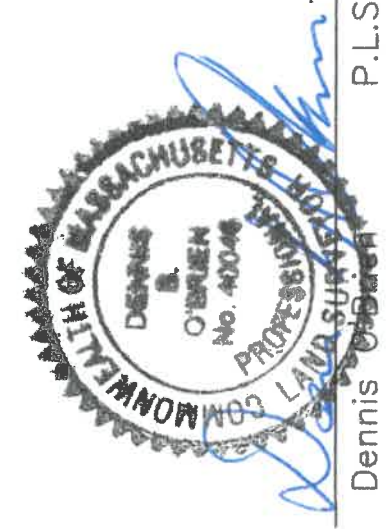
ZONED - GR
 MINIMUM AREA = 10,000 SQ FT
 MINIMUM FRONTAGE = 60'
 FRONT SETBACK = 30'
 SIDE SETBACK = 20'
 REAR SETBACK = 10'



WELLESLEY AVE.

EXISTING LOT COVERAGE
 1,271.3 SQ FT
 14.95%

PROPOSED LOT COVERAGE
 1,271.3 SQ FT
 14.95%



Dennis O'Brien P.L.S.

D. O'BRIEN
 LAND SURVEYING

480 WEST CENTRAL STREET
 FRANKLIN, MA 02038 508-541-0048

PLAN SHOWING PROPOSED ADDITION 15 WELLESLEY AVE. WELLESLEY, MA NORFOLK COUNTY	
SCALE: 1" = 20'	DATE: 7/12/2021
REVISED:	DRAWN BY: M.F.W.
CHECKED BY: D.O.	