



## TOWN OF WELLESLEY

## MASSACHUSETTS

## ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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. SEESEL

ZBA 2022-62  
Petition of Richard Golob & Lucia Lovison  
405 Linden Street

WALTER B. ADAMS  
REK B. REDGATE  
RICHARD L. SEEDEL  
OLIVE H.  
DRIVE OFFIC  
LEY MA 02461

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 6, 2022, at 7:30 pm in the Juliani Room, 525 Washington Street, Wellesley, on the petition of Richard Golob & Lucia Lovison requesting a Special Permit/Finding pursuant to the provisions of Section 5.1 and Section 6.3 of the Zoning Bylaw that demolition of an existing nonconforming garage and construction of a new one car garage and construction of a second story addition, on existing nonconforming structures with less than required right side yard setbacks, at 405 Linden Street, in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On July 27, 2022, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

September 1, 2022

The petition was continued to October 6, 2022 without discussion.

October 6, 2022

The petition was continued to December 1, 2022, to be heard de novo.

December 1, 2022

Present at the public hearing were Richard Golob, the Petitioner, and Shannon Scarlett, Architect.

Mr. Golob said that he has lived in Wellesley for 20 years. He said that his primary residence is at 405 Linden Street. He said that a cottage on the property is an eyesore and they would like to upgrade it by adding a bedroom on the second story and improving an attached garage that is falling down. He said that their interest is to improve the cottage so that it is not detrimental to the neighborhood.

Ms. Scarlett said that they looked at the ADU bylaw and decided that they did not want to go through that process. She said that there are building permits to build the cottage in 1913 as a workshop garage and to convert it to living space in 1931. She said that could not find anything that confirmed when the shed was built other than a document from the Assessor's office that says that the shed was there in 1945. She said that it has garage doors and is not very tall. She said that a car can fit in there. Mr. Golob said that the floor would support a car. The Chairman confirmed that the shed is attached to the cottage at the roof.

Ms. Scarlett said that the Petitioner is asking for relief for the garage and the cottage. She said that footprint does not really change for the cottage. She said that the second floor piece will be in the setback. The Chairman said that the footprint will be extended two feet outside of the setback.

Ms. Scarlett said that the house next door is located near the main house. She said that the neighbors have a shed that is in the same location.

There was no one present at the Public Hearing who wished to speak to the petition.

Statement of Facts

The subject property is located at 405A Linden Street, in a 10,000 square foot Single Residence District, with a minimum right side yard of 1.1 feet where 20 feet is required and a 7 foot rear yard setback where 10 feet is required. The existing shed has a minimum right side yard setback of 2 feet where 20 feet is required.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section 5.1 and Section 6.3 of the Zoning Bylaw that demolition of an existing nonconforming garage and construction of a new one car garage and construction of a second story addition, on existing nonconforming structures with less than required right side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 9/25/18, revised 6/14/22 & 7/21/22, stamped by Christopher C. Charlton, Professional Land Surveyor, Floor Plans and Elevation Drawings, dated 1/20/22, revised 11/11/22, prepared by Shannon Taylor Scarlett Architects, and photographs were submitted.

On October 5, 2022 and November 16, 2022, the Planning Board reviewed the petition and recommended that the ZBA delay action.

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 demolition of an existing nonconforming garage and construction of a new one car garage and construction of a second story addition, on existing nonconforming structures with less than required right side yard setbacks will result in the intensification of an existing

2022  
C 15 PH12:22  
RECEIVED  
ZONING  
COMMITTEE  
OF THE  
CITY OF  
NEW YORK  
2022-04-20 14:44:22

nonconformity, 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 of an existing nonconforming garage and construction of a new one car garage and construction of a second story addition with less than required right side yard setbacks, in accordance with the submitted plot plan and construction drawings.

The Board has taken no action on the main house.

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.

2022 DEC 15 PM12:22  
HARRIS COUNTY  
DEPARTMENT OF  
TELECOMMUNICATIONS  
10000 BARKSDALE RD A 02457

ZBA 2022-62

Petition of Richard Golob & Lucia Lovison  
405 Linden Street

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.

*Robert Levy*  
Robert W. Levy, Acting Chairman

*David G. Sheffield*  
David G. Sheffield

*Richard L. Seegel*  
Richard L. Seegel

20220115 PM12:22  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02481

ZBA 2022-62  
Applicant Richard Golob & Lucia Lovison  
Address 405 Linden Street

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

BLACKSTONE VALLEY  
MAPPING & CONSULTING  
508-839-5837

blackstone.valley.mapping@gmail.com  
www.blackstonevalleymapping.com

LINDEN STREET

EXISTING DWELLING #405 1,088 SF  
EXISTING DWELLING #405A 747 SF  
EXISTING SHED 197 SF  
TOTAL EXISTING LOT COVERAGE 2,032 SF  
EXISTING LOT COVERAGE 18%  
PROPOSED ADDITIONS 468 SF  
TOTAL PROPOSED LOT COVERAGE 2,500 SF  
PROPOSED LOT COVERAGE 22.5%

N/F  
GRIFFITH

PROPOSED  
2ND FLOOR  
ADDITION

50"  
HARDWOOD

PROPOSED  
ROOF  
ADDITION

LOT AREA  
11,123 SF±

PROPOSED  
GARAGE

BITUMINOUS  
CONCRETE  
DRIVEWAY

N/F  
MCWILLIAMS

24"  
HARDWOOD

ASSESSORS PARCEL: 86-25  
ZONING: SINGLE RESIDENCE 10  
(RECORDED BEFORE JAN. 24, 1985)  
SETBACKS:  
FRONT - 35' (3 OR MORE HOUSES  
WITH FRONT SETBACK MORE THAN 30'  
WITHIN 500', CLOSEST OF THOSE  
HOUSES HAS A FRONT SETBACK OF 35')  
SIDE - 20'  
REAR - 10'  
MAXIMUM HEIGHT: 36'  
MAXIMUM LOT COVERAGE: 20% OR 2,500 SF

N71°52'30"E  
58.71'

N13°26'45"W  
196.17'

S15°46'58"E  
161.56'

S45°16'58"W

S45°16'58"W  
67.49'

SBDH  
FND



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

CHRISTOPHER C. CHARLTON, PLS

ELEVATIONS REFER TO ASSUMED DATUM  
EXISTING ELEVATIONS #405  
SILL - 104.6'  
1ST FL - 105.6'  
BASEMENT - 97.6'  
PEAK OF ROOF - 134.8'  
AVERAGE GROUND - 102.2'  
EXISTING BLDG. HEIGHT - 32.6'  
NO PROPOSED CHANGE TO BLDG. HGT.

**PREPARED FOR:**  
RICHARD GOLOB  
405 LINDEN STREET  
WELLESLEY, MA

**OWNER:**  
RICHARD GOLOB

**REFERENCES:**  
D.B. 33299, PG. 470

PLAN-84-OF-1980

### CERTIFIED PLOT PLAN

LOCATED AT  
405 LINDEN STREET  
ASSESSORS PARCEL # 86-25  
WELLESLEY, MA  
NORFOLK COUNTY

CONTINENTAL LAND SURVEY, LLC  
105 BEAVER STREET, FRANKLIN, MA  
(508) 528-2528

SCALE: 1"-20' SEPTEMBER 25, 2018  
REVISED: JUNE 14, 2022  
REVISED: JULY 21, 2022

