

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ZBA 2022-77

Petition of Stephanie Kim Kadohata & Stephen Maire
66 Denton Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, December 1, 2022, at 7:30 pm in the Juliani Room, 525 Washington Street, Wellesley, on the petition of Stephanie Kim Kadohata & Stephen Maire requesting a Special Permit/Finding pursuant to the provisions of Section 5.1 and Section 6.3 of the Zoning Bylaw that expansion of an existing deck that will increase existing nonconforming lot coverage of 25.8 percent to 27.2 percent, on an 8,699 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, at 66 Denton Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On November 1, 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.

Present at the public hearing were Tom Timko, Architect, and Stephen Maire, the Petitioner.

Mr. Timko said that the request is for a special permit for a small change in existing nonconforming lot coverage from 25.8 percent to 27.2 percent. He said that the plan is to extend an existing 3.5 foot deck approximately 8 feet to the corner of the rear part of the building. He said that it will not protrude further into the yard than the existing house. He said that the new deck will add approximately 122 square feet of lot coverage. He said that the request is to extend the existing nonconformity.

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 66 Denton Road, on an 8,699 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, with existing lot coverage of 25.8 percent where 25 percent is allowed, a minimum front yard setback of 14.7 feet where 30 feet is required, and a minimum right side yard setback of 13.8 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 expansion of an existing deck that will increase existing nonconforming lot coverage of 25.8 percent to 27.2 percent, on an 8,699 square foot 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.

ZBA Relief Request Supporting Information, a Plot Plan, dated 7/12/22, stamped by Michael P. Clancy, Professional Land Surveyor, Floor Plan, dated 10/23/22, prepared by Copper Beech Design, and photographs were submitted.

On November 16, 2022, 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 expansion of an existing deck that will increase existing nonconforming lot coverage of 25.8 percent to 27.2 percent, on an 8,699 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet will result in the intensification of an existing 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 expansion of an existing deck that will increase existing nonconforming lot coverage of 25.8 percent to 27.2 percent, on an 8,699 square foot 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.

2022 DEC 15 PM12:26
FBI/DOJ ECR/MS/02460
FBI/DOJ ECR/MS/02460

ZBA 2022-77

Petition of Stephanie Kim Kadohata & Stephen Maire
66 Denton Road

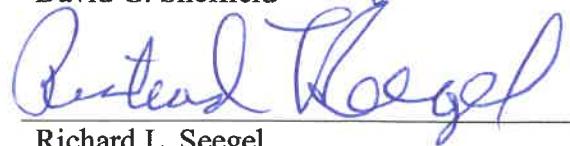
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



Robert W. Levy, Acting Chairman



David G. Sheffield



Richard L. Seegel

ZBA 2022-77
Applicant Stephanie Kim Kadohata and Stephen Maire
Address 66 Denton Road

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02481
2022 DEC 15 PM 12:26

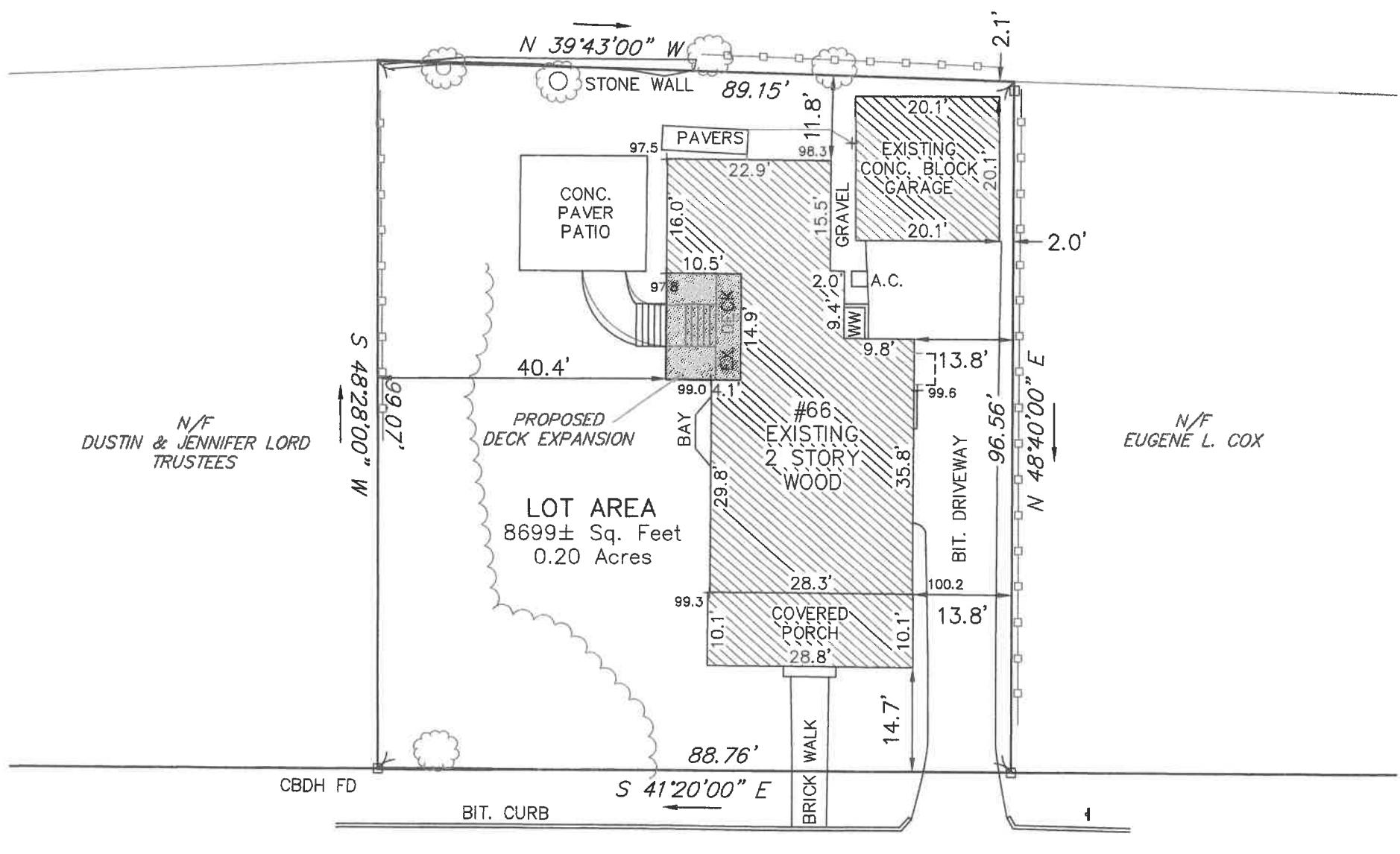
In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed,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

Date:

Attest:

Cathryn Jane Kato
Town Clerk

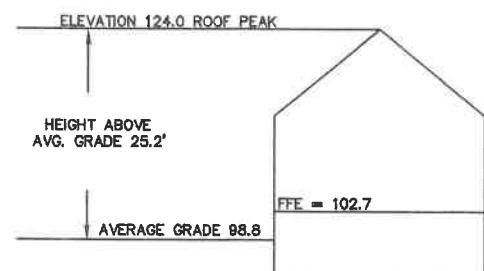
cc: Planning Board
Inspector of Buildings
lrm



DENTON ROAD SW

PREPARED FOR:

STEPHANIE KADOHATA
66 DENTON ROAD
WELLESLEY, MA 02482



ZONING DISTRICT

SR-10

REQUIREMENTS:	UNITS	REQUIRED	CURRENT	PROPOSED
MINIMUM LOT AREA	S.F.	10,000	8,699±	8,699±
MINIMUM LOT FRONTAGE	FT.	60.0	88.76	88.76
FRONT SETBACK	FT.	30.0	14.7	14.7
SIDE SETBACK	FT.	20.0	13.8 (2.0)	13.8 (2.0 GAR)
REAR SETBACK	FT.	10.0	11.8 (2.1 GAR)	11.8 (2.1 GAR)
BUILDING HEIGHT	FT.	36.0	25.2	25.2
LOT COVERAGE	FT.	25.0	25.8	27.2

PLOT PLAN
FOR
66 DENTON ROAD
IN
WELLESLEY, MA.

SCALE: 1"=20' JULY 12, 2022

C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1-877-302-8440

