

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2022-12

Petition of Wei Chao Guan
26 Woodridge Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 3, 2022, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Wei Chao Guan requesting a Special Permit/Finding pursuant to the provisions of Section 17 and Section 25 of the Zoning Bylaw that demolition of an existing nonconforming structure with less than required side yard setbacks and construction of a new two-story structure with a basement and two-car garage underneath that will meet setback requirements, at 26 Woodridge Road, on a 12,000 square foot corner lot in a Single Residence District in which the minimum lot size is 20,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On December 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.

WITHDRAWN WITHOUT PREJUDICE

Present at the public hearing was Wei Chao Guan, the Petitioner, who said that he bought the house last year. He said that he originally thought that he would fix the house but it had not been lived in for two years and there was a lot of damage. He submitted photographs. He said that the plan is to build a new house that will meet all setback requirements.

The Chairman said that the property is located in an SR 20 District on an undersized corner lot of 12,000 square feet, with an existing nonconforming left side yard setback. He said that the proposed house will meet the setback requirements, subject to the 500 Foot Rule. He said that TLAG will be 5,278 square feet, which is under the Large House Review (LHR) threshold in a 20,000 square foot Single Residence District.

A Board member said that the existing and proposed plot plans were shown in different scales that minimized the significant increase in the size of the house. He said that the design of the house has large flat facades with a big, wide and imposing front and back. He said that it is a long and narrow house that

does not minimize the impact of its size on others. He said that the gable on the right seems out of place. He urged the Petitioner to have the architect consider other ways to break up the mass of the front.

The Chairman said that the Petitioner will need a permit from the Department of Public Works to move the driveway from Woodridge Road to Dewing Path. He discussed town regulations for how close a driveway can be to a corner. He said that there were no dimensions on the plans that show what that distance will be.

A Board member said that although this project will not be subject to Large House Review, the impacts to this small lot warrant similar documents to prove that it will not be substantially more detrimental to the neighborhood.

The Chairman said that the Board will need to see existing and proposed plot plans of the same scale, dimensions from the proposed driveway to the intersection, compliance with the 500 Foot Rule, revised architectural plans, a landscape plan and an engineered drainage plan. He asked that the Petitioner consider building a smaller house. He said that the feeling of the Board is that the proposed house is too big for the lot. He said that although the TLAG is under the threshold, it is a 12,000 square foot lot in a 20,000 square foot district. He asked that the plans be printed in landscape rather than portrait.

A Board member said that it urges people to speak with their neighbors about their plans.

The Board voted unanimously to continue the petition to April 7, 2022.

April 7, 2022

The Chairman said that the Petitioner sent an email the Zoning Board of Appeals requesting that the Board allow the petition to be withdrawn without prejudice.

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

Upon motion made and seconded, the Board voted unanimously to allow the petition to be withdrawn without prejudice.