

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) 489-7450

WALTER B. ADAMS  
DEREK B. REDGATE  
PETER COVO

ZBA 2024-19  
Petition of Timothy Greene  
45 Sheridan Road

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, March 7, 2024, at 7:30 pm, on the petition of Timothy Greene requesting a Special Permit/Finding pursuant to the provisions of Section 3.8, Section 5.1 and Section 6.3 of the Zoning Bylaw that demolition of an existing nonconforming garage and construction of a new two-story addition with less than required left side yard setbacks, at 45 Sheridan Road, on a 10,000 square foot lot in a Single Residence District in which the minimum lot size is 15,000 square feet, located in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On January 31, 2023, 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 Timothy Greene, the Petitioner, and Michael Hally, Michael Hally Design, Inc.

Mr. Greene said that the proposal is to build an addition. He said that they enjoy their neighborhood and are hoping to stay there for a long time. He said that he spoke with all of the abutters and they are supportive of the project.

Mr. Hally said that the property is located in a 15,000 square foot district. He said that the size of the lot is nonconforming and the structure lacks sufficient right and left side yard setbacks and front yard setbacks.

Mr. Hally said that there is an existing one-car garage that touches the back of the home and a patio with an open stairwell to the basement. He said that they will create a new bulkhead on the right side of the house and add a front portico. He said that the plan is to remove half of the existing roof, lift it up and build a new dormer, keeping the existing Cape style. He said that the garage will move forward. He said that there will be a full dormer at the back and a shed dormer at the front. He said that behind the garage will be a kitchen addition. He said that they will fill in between the new kitchen addition and the existing

2024 MAR 21 PM: 11:12:11  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02482

old addition with a small eating area with a shed dormer coming off of the back. He said that they will pick up some much needed square footage on the second floor.

A Board member said that the view of the first floor left hand side is a long, single plane elevation. He suggested adding an offset or a vertical board to the left of the door to the garage to break up the facade. Mr. Hally said that they can add a false corner board there.

The Chairman said that there are a lot of different roof lines. He asked about stormwater runoff. Mr. Hally said that the plan is to introduce gutters that will run to daylight over the lawn, away from the house. He said that there are decent plantings around the house. The Chairman asked if a stormwater cultec type storage system had been considered. Mr. Hally said that due to expenses, the preference is to not have to put a storage system in. He said that they understand that they need to keep all of the runoff on the property. A Board member said that it is appropriate to condition stormwater management as part of the special permit because the property is located in a Water Supply Protection District and they will be adding roof area to the lot.

No member of the public wished to speak to the petition.

#### Statement of Facts

The subject property is located at 45 Sheridan Road, on a 10,000 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, with a minimum front yard setback of 29.3 feet where 30 feet is required, a minimum left side yard setback of 19.7 feet and a minimum right side yard setback of 19.1 feet where 20 feet is required.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section 3.8, Section 5.1 and Section 6.3 of the Zoning Bylaw that demolition of an existing nonconforming garage and construction of a two-story addition with less than required left side yard setbacks, on a 10,000 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.

A Plot Plan, dated 1/27/24, stamped by John R. Hamel, Professional Land Surveyor (MA PLS #35029), Existing Floor Plans and Elevation Drawings, dated 8/24/23, Proposed Floor Plans and Elevation Drawings, dated 1/12/24, prepared by Michael Hally Design, Inc., and photographs were submitted.

On March 5, 2024, the Planning Board reviewed the petition and recommended that a Special Permit be approved.

On March 7, 2024, Rafi Razzaque, Civil Engineer, Town of Wellesley DPW Engineering Division, submitted comments.

#### 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 3.8 of the Zoning Bylaw for Water Supply Protection Districts.

It is the opinion of this Authority that demolition of an existing nonconforming garage and construction of a two-story addition with less than required left side yard setbacks 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 demolition of an existing nonconforming garage and construction of a two-story addition with less than required left side yard setbacks, subject to the following condition:

- A drywell or cultec-type stormwater management system shall be installed.

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.

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02481  
2024 MAR 21 PM12:18

ZBA 2024-19  
Petition of Timothy Greene  
45 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.

*Robert W. Levy (Am.)*  
Robert W. Levy, Acting Chairman

*David G. Sheffield (Am.)*  
David G. Sheffield

*Derek B. Redgate (Am.)*  
Derek B. Redgate

ZBA 2024-19  
Applicant Timothy Greene  
Address 45 Sheridan Road

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02481  
2024 MAR 21 PM 12:18

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

PROPOSED SITE PLAN  
45 SHERIDAN ROAD  
WELLESLEY, MASSACHUSETTS

1 INCH = 20 FEET

0 10 20 40 60

1 INCH = 20 FEET JANUARY 27, 2024

SNELLING & HAMEL ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS & ENGINEERS  
10 LEWIS STREET P.O. BOX 102  
LINCOLN, MASSACHUSETTS 01773  
(781) 259-0071

OWNER OF RECORD:  
GREENE FORD FAMILY TRUST  
BK.40008 PG.355

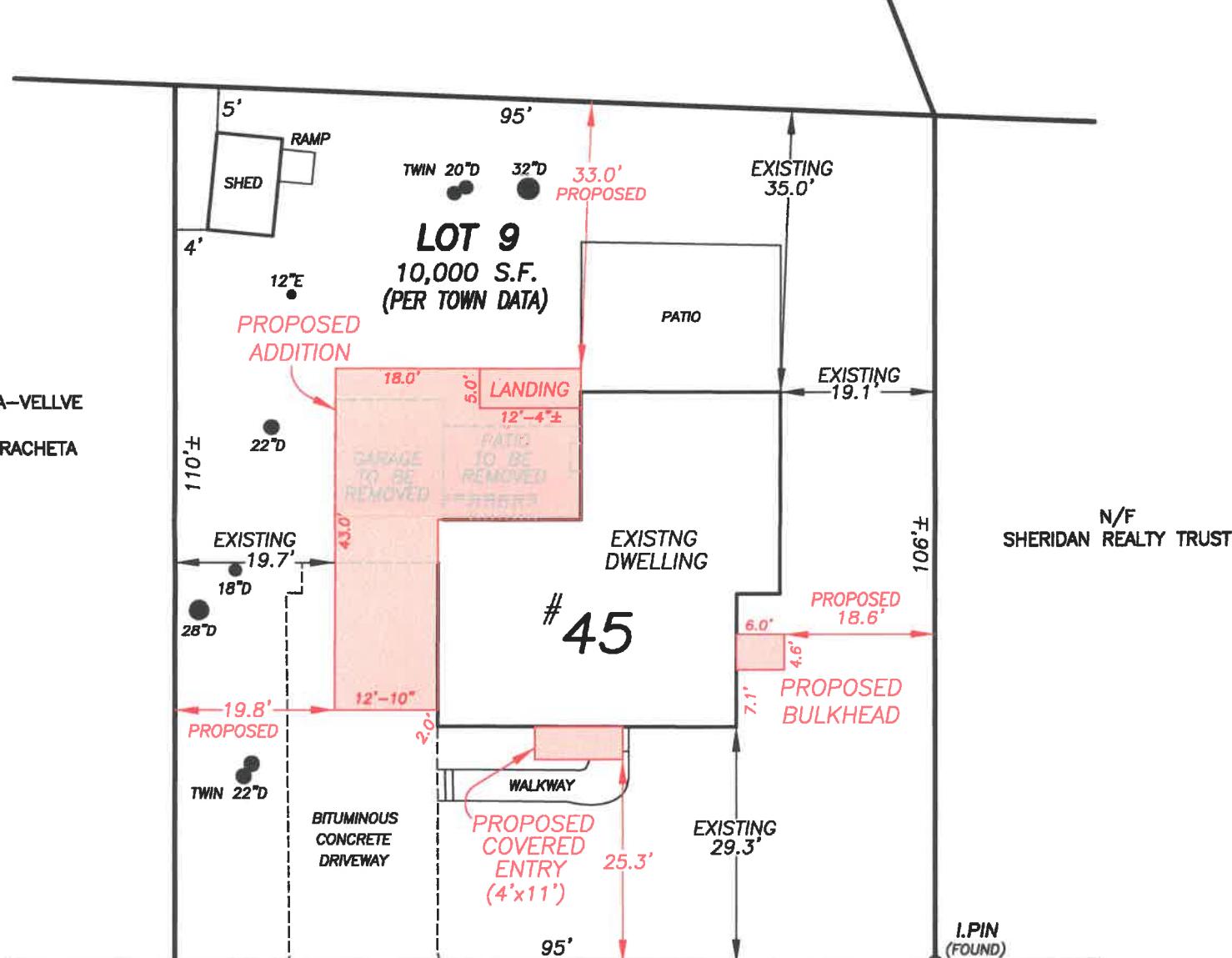
ASSESSORS'  
PARCEL  
17-40



N/F  
DAVID COPPOLA  
&  
SHIR CASTEL COPPOLA

N/F  
ARVIN IRACHETA-VELVE  
&  
CHRISTINE S. IRACHETA

N/F  
SHERIDAN REALTY TRUST



SHERIDAN ROAD

PLAN REFERENCES:

- PLAN NO. 650 OF 1939
- PLAN NO. 584 OF 1951
- PLAN NO. 987 OF 1951

NOTES:

- ZONING DISTRICT: SINGLE RESIDENCE 15
- EXISTING LOT COVERAGE 1,797 SF (17.97%)
- PROPOSED LOT COVERAGE 2,484 SF (24.84%)
- THE TREES DEPICTED HEREON ARE CLASSIFIED AS EITHER DECIDUOUS "D" OR EVERGREEN "E".

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF MAY 26, 2023, WITH THE USE OF A NIKON TOTAL STATION.



JOHN R. HAMEL  
PROFESSIONAL  
LAND SURVEYOR



JANUARY 27, 2024

DATE:

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) 489-7450

WALTER B. ADAMS  
DEREK B. REDGATE  
PETER COVO

2024 MAR 21 PM 12:00  
WELLESLEY, MASSACHUSETTS  
ZONING BOARD OF APPEALS

ZBA 2024-19  
Petition of Timothy Greene  
45 Sheridan Road

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, March 7, 2024, at 7:30 pm, on the petition of Timothy Greene requesting a Special Permit/Finding pursuant to the provisions of Section 3.8, Section 5.1 and Section 6.3 of the Zoning Bylaw that demolition of an existing nonconforming garage and construction of a new two-story addition with less than required left side yard setbacks, at 45 Sheridan Road, on a 10,000 square foot lot in a Single Residence District in which the minimum lot size is 15,000 square feet, located in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On January 31, 2023, 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 Timothy Greene, the Petitioner, and Michael Hally, Michael Hally Design, Inc.

Mr. Greene said that the proposal is to build an addition. He said that they enjoy their neighborhood and are hoping to stay there for a long time. He said that he spoke with all of the abutters and they are supportive of the project.

Mr. Hally said that the property is located in a 15,000 square foot district. He said that the size of the lot is nonconforming and the structure lacks sufficient right and left side yard setbacks and front yard setbacks.

Mr. Hally said that there is an existing one-car garage that touches the back of the home and a patio with an open stairwell to the basement. He said that they will create a new bulkhead on the right side of the house and add a front portico. He said that the plan is to remove half of the existing roof, lift it up and build a new dormer, keeping the existing Cape style. He said that the garage will move forward. He said that there will be a full dormer at the back and a shed dormer at the front. He said that behind the garage will be a kitchen addition. He said that they will fill in between the new kitchen addition and the existing

Greene Ford Family Trust  
BC 37953 PG 591