

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

J. RANDOLPH BECKER, CHAIRMAN
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DAVID G. SHEFFIELD

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OFFICE
OF THE
TOWN CLERK

ZBA 2024-67

Petition of Christopher & Jessica Sullivan
15 Bryn Mawr Road

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, September 12, 2024, at 7:30 pm, on the petition of Christopher & Jessica Sullivan 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 one-story addition and a deck with less than required left side yard setbacks, construction of a new two-story addition with less than required left side yard and right side yard setbacks, and construction of a right side yard porch and a front porch, on an existing nonconforming structure with less than required front yard, left side yard and right side yard setbacks, on a 5,021 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District, with less than required frontage, at 15 Bryn Mawr Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On August 7, 2024, 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 Jessica Sullivan, the Petitioner, and Brad Nederhoff, Architect.

Mr. Nederhoff said that the compact two-story house is located on a 5,500 square foot lot, with nonconforming side yard setbacks. He said that the homeowner would like to expand to the back yard. He said that the project includes an open front porch and an open side porch. He said that lot coverage will be just below 25 percent. He said that proposed construction was designed to be compatible with the existing house and the neighborhood.

The Chairman said that the existing nonconformities are lot size, frontage, front yard setback, left and right side yard setbacks.

Ms. Sullivan said that the house was built in the 1920's.

Ms. Sullivan discussed a minor modification to the plans that were submitted to the Board. She said that on the right side elevation, a window on the left side of the porch would interfere with interior cabinets. The Chairman said that for symmetry on the facade, a fake window could be installed to show on the outside but not inside.

A Board member said that he had no problem with eliminating the window. He suggested an architectural change on the back elevation to install an eyebrow over the entrance and steps to help the scale and protect the windows and doors at the step down. He said that soffit lights could illuminate the steps. He said that it is not a Zoning issue.

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

Statement of Facts

The subject property is located at 15 Bryn Mawr Road, on a 5,021 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District, with a minimum front yard setback of 29.6 feet where 30 feet is required, a minimum left side yard setback of 11.2 feet and a minimum right side yard setback of 9.7 feet where 20 feet is required, and a minimum frontage of 50 feet where 60 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 one-story addition and a deck with less than required left side yard setbacks, construction of a new two-story addition with less than required left side yard and right side yard setbacks, and construction of a right side yard porch and a front porch, on an existing nonconforming structure with less than required front yard, left side yard and right side yard setbacks, on a 5,021 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District, with less than required frontage, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 7/2/24, stamped by Scott C. Lynch, Professional Land Surveyor #51636, Floor Plans and Elevation Drawings, dated 7/17/24, 7/18/24 & 7/25/24, prepared by Nederhoff Architecture, and photographs were submitted.

On September 10, 2024, the Planning Staff 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 demolition of an existing nonconforming one-story addition and a deck with less than required left side yard setbacks, construction of a new two-story addition with less than required left side yard and right side yard setbacks, and construction of a right side yard porch and a front porch will 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 demolition of an existing nonconforming one-story addition and a deck with less than required left side yard setbacks, construction of a new two-story addition with less than required left side yard and right side yard setbacks, and construction of a right side yard porch and a front porch, subject to the following condition:

- The window shown on Elevation Drawing A5, to the left of the exterior door, may be removed.

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.

Robert W. Levy (LM)
Robert W. Levy, Acting Chairman

David G. Sheffield (LM)
David G. Sheffield

Derek B. Redgate (LM)
Derek B. Redgate

ZBA 2024-67
Applicant Christopher & Jessica Sullivan
Address 15 Bryn Mawr Road

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:

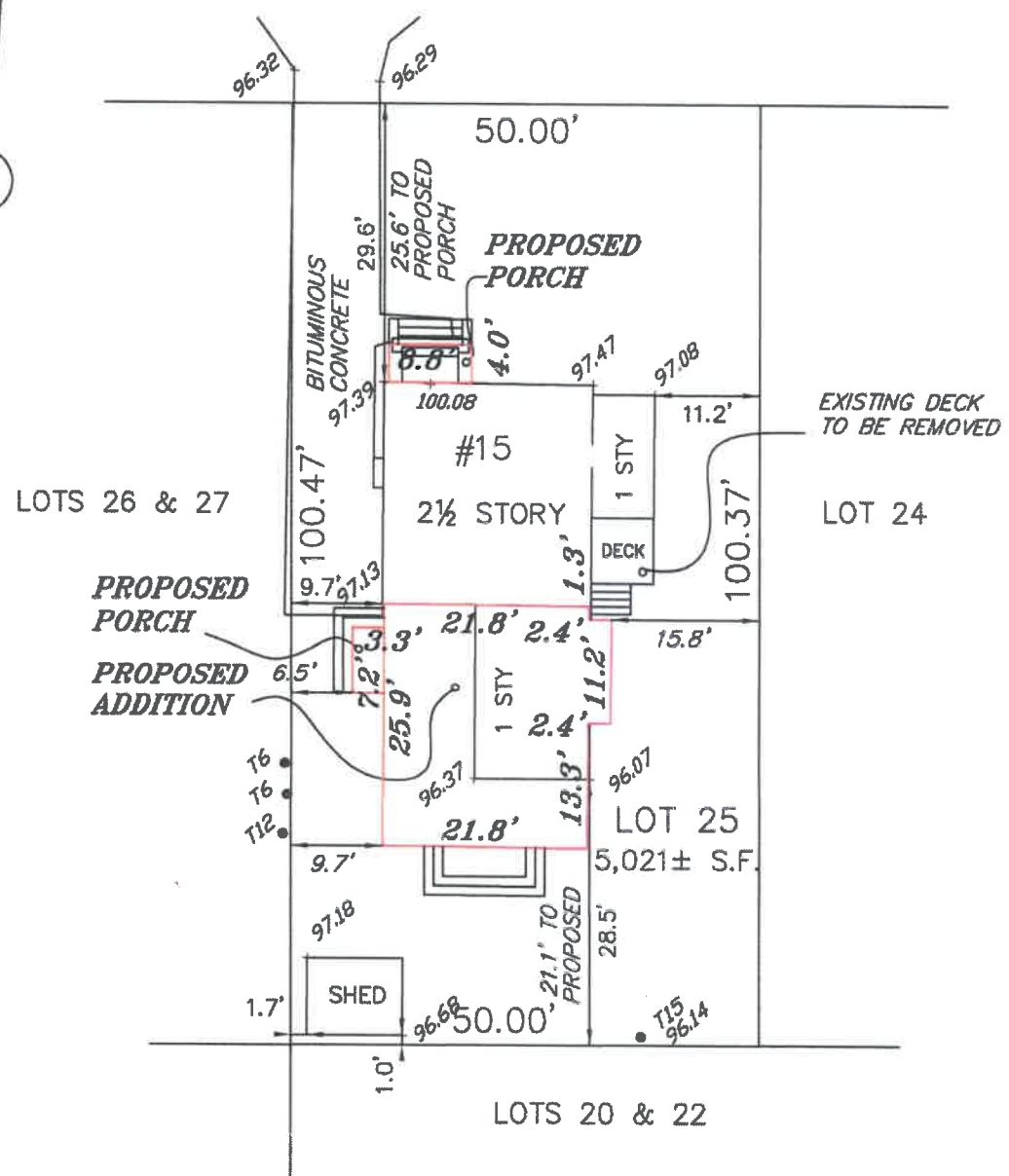
Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm




BRYN MAWR



EXISTING LOT COVERAGE = 17.8% OR 898 S.F.
PROPOSED LOT COVERAGE = 24.9% OR 1,250 S.F.
I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.

OWNER: CHRISTOPHER & JESSICA SULLIVAN


SCOTT LYNCH, PLS DATE
THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.



PROPOSED PLOT PLAN
#15 BRYN MAWR ROAD
IN
WELLESLEY, MA
(NORFOLK COUNTY)

SCALE: 1" = 20' DATE: 7/2/2024



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
7039PP2.DWG

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